PLANNING AND BUILDING CONTROL
05 OCT 2011

SHONTAINE LTD
4th October 2011

Design and Access statement

Planning Application

136 Burton Road, West Didsbury, Manchester M20 1JQ

Description of the proposal:

Change of use at ground floor level to A3 use (restaurant), including the provision of kitchen extraction duct work.

The proposed ground floor A3 use if granted will be marketed to attract to expand the choice of establishment for the local residents and visitors to the area.

Applicant name: Shontaine Ltd. c/o Mr Gopal Dangol, 136 Burton Road, West Didsbury, Manchester M20.

Agent: Mr Gopal Dangol, Shontaine Ltd. c/o 45 Old Lansdowne Road, West Didsbury, Manchester M20.

The design Component

A- Physical
History: An existing 3 storey end terrace premises with original three storey outrigger and a further single storey outrigger which dates from about 1890, further extended at the rear by a large single storey brick / concrete structure with metal roof. All the main building is brick built with slate roofing.

The ground floor premises comprise of a former retail pine shop with workshop, storage and facilities.

The first and second floors access by a front door and staircase, configured as two residential units.

The premises where in poor over-all repair showing distortion and structural stress both internally and externally and was in need of extensive urgent repair works, the slate roof had sections damage and had been leaking large amounts of water for at least two years, the front of the premises where showing distress and some movement within the structure, the stone window

sill to the first floor right hand window opening front elevation was broken and the brickwork distorted due to movement within the structure, the brickwork capping / copings to the front elevation pike where loose and insecure with weed growth between to joints. We were concerned about the stability and safety of the structure and therefore have carried out full inspection of the structure and the necessary safety / repair work has been carried out to preserve the premises.

Due to the poor condition of the roofs weather protection instructions were given to carry out repairs to the main roof replacing rotted common rafters feet and to re-slate the areas of roof as necessary to make the roof weather tight to prevent further rain water access.

Views: the only views from the site are the adjacent houses, flats and commercial premises to the front, rear and side

Access to the site: The existing access to the site from Burton Road for pedestrian access and the rear passage which can be accessed from both Cavendish Road and Leopold Street. No changes are proposed for the access therefore access remains the same as existing.
Location of existing water, electricity and gas supplies to be premises will remain.

Crime and disorder: we have no record of any crime and disorder affecting the site. Alarm systems and quality locks will be installed.

Social: The proposed use of A3 will increase the choice and availability of difference establishments in the area, and remove the disused untidy and depredating premises therefore improving both the area and the street quality. Also provides local employment and additional business to local suppliers and trades.
The refurbishment improves the quality of accommodation to comply with the British / European standards and Building regulations requirement, improving the access and energy efficiency.

Economic: The proposal will bring the disused premises back into useful use and therefore addition tax revenue to both the city council and government. Also provides local employment and additional business to local suppliers and trades.

Planning: The premises incorporate the use of materials that match the existing area, i.e. brickwork walls, slate roofs, timber shop front. The proposal is compactable with the surrounding areas and use.

Layout: The new proposal will give level access to the restaurant areas that will be suitable for both disabled members of staff and the customers, disable facilities will be provided to the restaurant unit. The proposal will provided fire and sound protection between the premises and the external elements, suitable security alarms will be installed, laminated / toughened and double glazing are provided to all doors/ windows.

Scale: The building scale is compatible with the surround area. The overall building area remains has existing and is in keeping with the conservation area.

Landscaping: Access is directly from the public pavement, there are no public spaces on the site. There are only private yard areas which are hard landscaped, i.e. paved or concreted access areas.

Appearance: Details plans of the existing and proposed layout and side / rear elevations are included; (there are no alteration to the front elevation)

Vehicle and Transport: The new proposal will not affected the existing transport access that will remain the same. Vehicle access for the deliveries is to the rear of the premises.

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Access Statement: Planning Application,
Proposed A3 use: ground floor 136 Burton Road West Didsbury M20 1JQ.

The Proposal will allow for providing provisions of access and facilities for the disabled.

The restaurant will have provision of a level ground floor throughout 136 with a suitable entrance & toilet facilities for the premises / restaurant, it's customers and staff.

136 Burton Road is a ground floor former retail shop and workshop with storage and toilet provisions.

The only existing vehicle access facilities are to the rear of the premises and have limited access via the rear passage and yard gates; the customers of all the premises within the area use the on street parking provisions. There are both parking and loading provisions marked on Burton Road adjacent to the premises.

The existing shop entrance door from Burton Road will provide: access from the front level pavement with direct level access provision into the restaurant area, the restaurant access door is one and a half doors wide incorporating doors of 800mm + 500mm with a level threshold and suitable for access of both the able body and wheelchair users. The street entrance lobby area opening directly in the restaurant areas giving access to all the dining and bar area.

All the requirement of the Building Regulations 2000 Approved Document M Access to and use of building will be incorporated into the scheme.
The proposals included are provisions for:

- Ground floor toilet provisions.
- Level floor throughout with layout, door and widths to accommodate easy movements.
- The new electrical work, sockets, switches installed at heights between 400mm and 1000mm above the floor level in accordance with the approved document part M.
- Corridor widths 1.2m, 800mm door widths and a minimum of 300mm clear nibs adjacent to the leading edge of the doors, in accordance with the approved document part M.
- The opening force required not to exceed 20N at the leading edge of the doors.