16-18 GAWSWORTH AVENUE

New External Fixed Canopy and Railings to Retail Premises Including New Signage

DESIGN AND ACCESS STATEMENT

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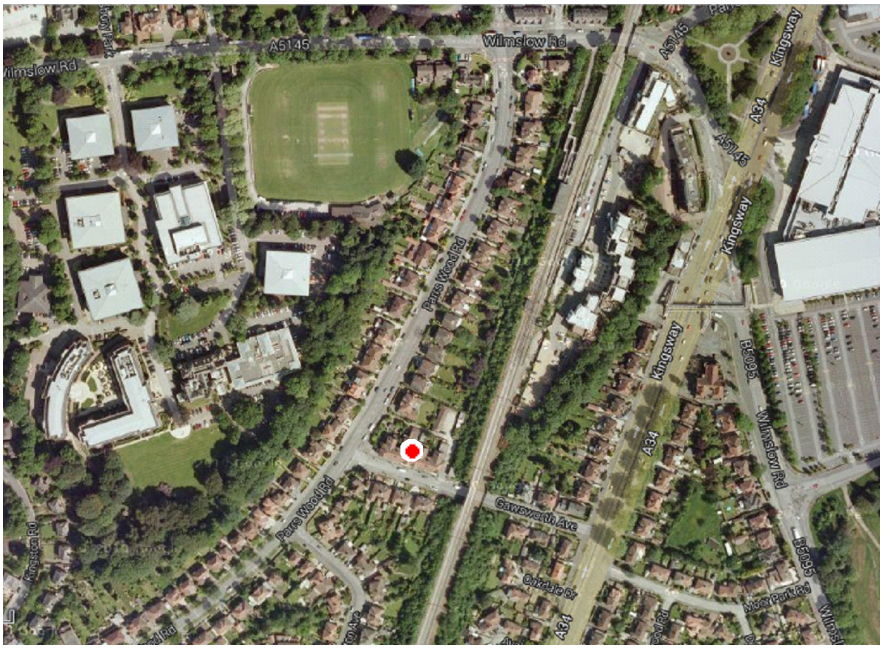
1. CONTEXT

The area in question is set in the residential area of East Didsbury. Part of an original retail parade the retail premises sit in-between a laundrette and residential property and is part of an established community facility.



Existing Residential Location close to Parrswood Centre and East Didsbury Transport Links

The proposal is to provide fixed railings to the perimeter of the outside display area and a covered fixed canopy above to provide weathering and protection to the store approach.

2. BRIEF

The Client brief was provide a secure, protected area to the front of the property to adequately display goods, provide an enhanced feature canopy to the premises and upgrade the retail frontage in line with nearby properties and provide a cohesive approach to the existing mismatched frontages. The objective of the refurbishment is to provide a secure and more aesthetically acceptable landscaped area between the retail unit and the footpath for the display of seasonal goods and fresh produce

3. EXISTING SITE

The site comprises of a double fronted retail premises with existing display area to the front open to the pavement. Half of the area is covered by a traditional retractable canvas style awning, the other is open to the elements. Access to the shop is currently via the pavement (to the canopy side providing some protection). Demarcation of the pavement is evident by a flush kerb in the footpath and adjacent properties have recently installed railings and driveways to the boundary noted above.



Existing Street view with canvas awning to no.16 visible

4. SITE LOCATION

As the project is one of refurbishment, the site location remains unchanged and is as described above.

5. PROPOSED HEIGHT

As the project is a refurbishment of existing features, the heights are to remain unchanged. The new canopy is to be installed at the existing height of the fabric awning to No. 16 Gawsworth (to be replaced in Phase 2). Approx. 3.5m to ridge and 2.8m to eaves

6. DISABLED ACCESS STRATEGY

As the project is a refurbishment of existing features, the disabled access into and around the site remains largely unchanged. All access gates have been provided at a minimum of 1400 mm clear opening sufficient for all users.

7. BUILDING OPERATION AND MANAGEMENT

As the project is a refurbishment of existing features, the building operation and management remains unchanged, bur with the added benefit of a secure perimeter and lockable gates to prevent loitering under canopies.

8. SERVICING

The existing servicing aspects to the building will remain unchanged.

9. SECURITY

The security of the site will be enhanced by additional low level railings and gates which will be lockable. The railings will also act as security when the retail unit is open allowing for the display of goods within a secure perimeter, reducing theft of goods on display. The position of the main access gates are also offset from the main entrance to help prevent a ‘quick exit’ for potential shoplifters. The railings set forward of the canopy are also to intended to prevent loitering outside the premises out of hours which has proved to have been an added benefit of railings installed at No.22 Gawsworth Ave.

10. SITE TREATMENT & DESIGN

Following initial discussions with the Planning Dept., the Clients wish was to provide proposals which would enhance and upgrade the existing retail premises and provide a more permanent secure perimeter to the premises. To this end we have submitted proposals which match the existing railings to No. 22 and retain as much of the existing character of the retail parade as possible, whilst enhancing the retail premises in question.

We are proposing to use a decorative metal (cast aluminium) canopy structure and glazed roof panels to imitate the canopies of traditional parades such as those in the local vicinity. Powder coated in black to match the shop front mock Tudor aesthetic.



Fixed Canopies to Lapwing Lane and Barlow Moor Road

The railings will be decorative metal traditional design and are intended to compliment the canopy and provide a secure perimeter. The existing pavement to the area in question is paved concrete paviors to provide a more level access to the store and this is intended to be retained.

The canopy works are intended to be phased first to no.18 (currently without a canopy) and then no.16 when the current awning will require repair (normally every 2 years), this will allow the applicant to budget and programme the works with other enhancements. The railings are intended to be installed in the first instance to both premises on approval.

The successful approval of this application, may also when practical and feasible be installed to the applicants other premises on the parade to provide a more cohesive façade and external treatment.



Proposed Elevation showing Canopy and Railings

Overall we believe the improvements outlined above will enhance the access, aesthetic appearance and security of the premises and surrounding area.

11. SUSTAINABILITY

Materials are to be from a sustainable source whenever / wherever practical.