FOR THE CHANGE OF USE FROM CAR WORKSHOP TO HOT/COLD FOOD TAKEAWAY AND NEW SHOP FRONT.

AT REAR OF 245-247 WILMSLOW ROAD, MANCHESTER, M14 5LW.

CONTENT PAGE

Page	Content
1	Design & Access Statement
2	Existing - Front Elevation
3	Existing - Floor Plan
4	Existing- Side Elevation
5	Purposed- Front Elevation
6	Purposed- Floor Plan
7	Purposed- Cross Section
8	Purposed- Car Park
9	Purposed - Waste Disposal

DESIGN AND ACCESS STATEMENT

Date: 02APRIL 08

FOR THE CHANGE OF USE FROM CAR WORKSHOP TO HOT/COLD FOOD TAKEAWAY AND NEW SHOPFRONT. AT REAR OF 245-247 WILMSLOW ROAD, MANCHESTER, M14 5LW.

Introduction

This Design and Access Statement has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004. The proposal relates to a one storey property standing alone on its own ground within commercial area of Rusholme. This planning proposal relates to change of use and external alterations comprising a new shop front and installation of ventilation extractor flue. The property currently is unoccupied and previously was used as a car workshop (Use Class B1).It is proposed to use as a hot food take-away (Use Class A5).

Amount

The proposed ground has a total floor area of 350m2. There is no proposed additional floor area as part of this development.

Layout

The proposed extractor ventilator flue will be the only external addition to the property and will be sited at the rear. The flu will be outrigger through the existing flat roof.

Scale

The flue will be approx. 400 mm diameter and will extend upwards along the side elevation, approx. 900 mm above roof eaves level of adjacent buildings.

Landscaping

There are no landscaping as such but the car cark area will be made more accessible in accordance with BS 8300: 2001, Part M of the Building Regulations (2004 Edition) and the guidance set by Design for access 2. A waste management strategy and space for bins provided at side of the property in accordance with Waste storage and collection guidance set by Manchester City Council.

Appearance

The front of the property will be altered at with a new shop front to the proposed take-away. The new shop front will have a double leaf door total width of 2000mm; larger leaf (width 1200mm) will provide access during opening hours. a glazed shop window on a 600mm high brick stall riser on other side of the door. The existing shop sign will be reduced to relate to the width of the new shop front.

The proposed extractor ventilation flue will only be visible from the street at the front of the property but its visual impact will be minimised by the existing fascia and by colouring the flue. Final specification and design of flue will be decided in consultation with the planning officer and a reputable Ventilation/Heating Engineer with experience and knowledge of odour/grease control systems.

This is not a prominent location and the building is visually isolated on all three sides by taller buildings. This necessary addition to the building is not likely to have a significant impact on the visual amenity of the area.

Access

The front of the property will be fully accessible through the main gate opening of 4500mm wide to all members of the public. This large entrance will provide easy access to the car park with space for disabled parking. Provision for access and secure storage of refuse is provided at the side of the site. The new shop front will be flush with the edge of the pavement and use a double leaf entrance door to maximise the available internal floor space (in accordance with BS 8300: 2001, Part M of the Building Regulations (2004 Edition) and the guidance set by Design for Access 2).

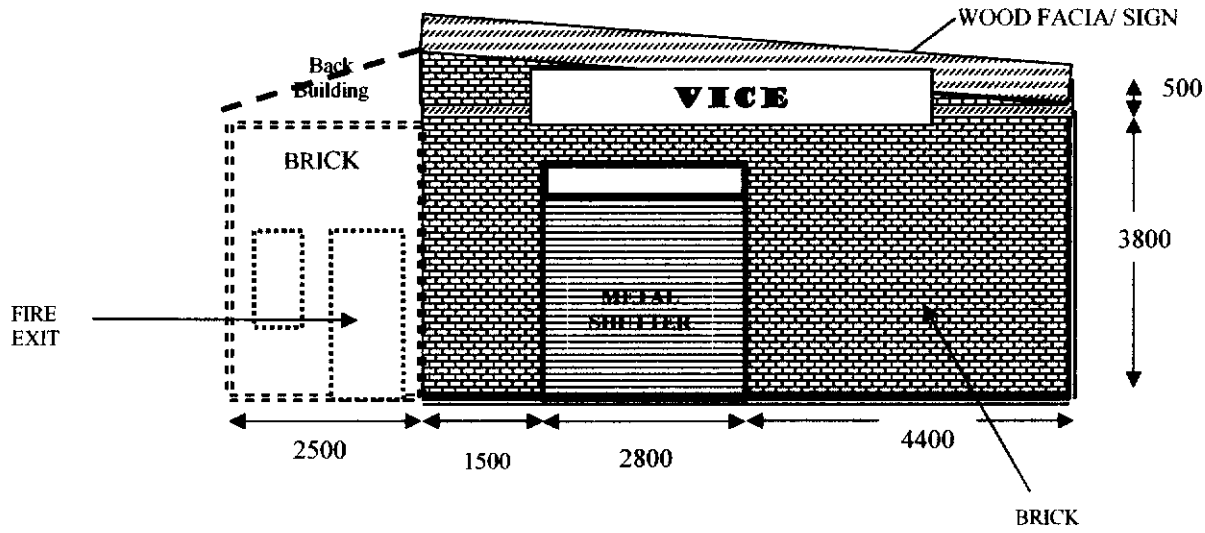
Conclusion

The proposed scheme provides adequate disabled access to the retail unit.

The design remains in-keeping with the surrounding area.

EXISTING

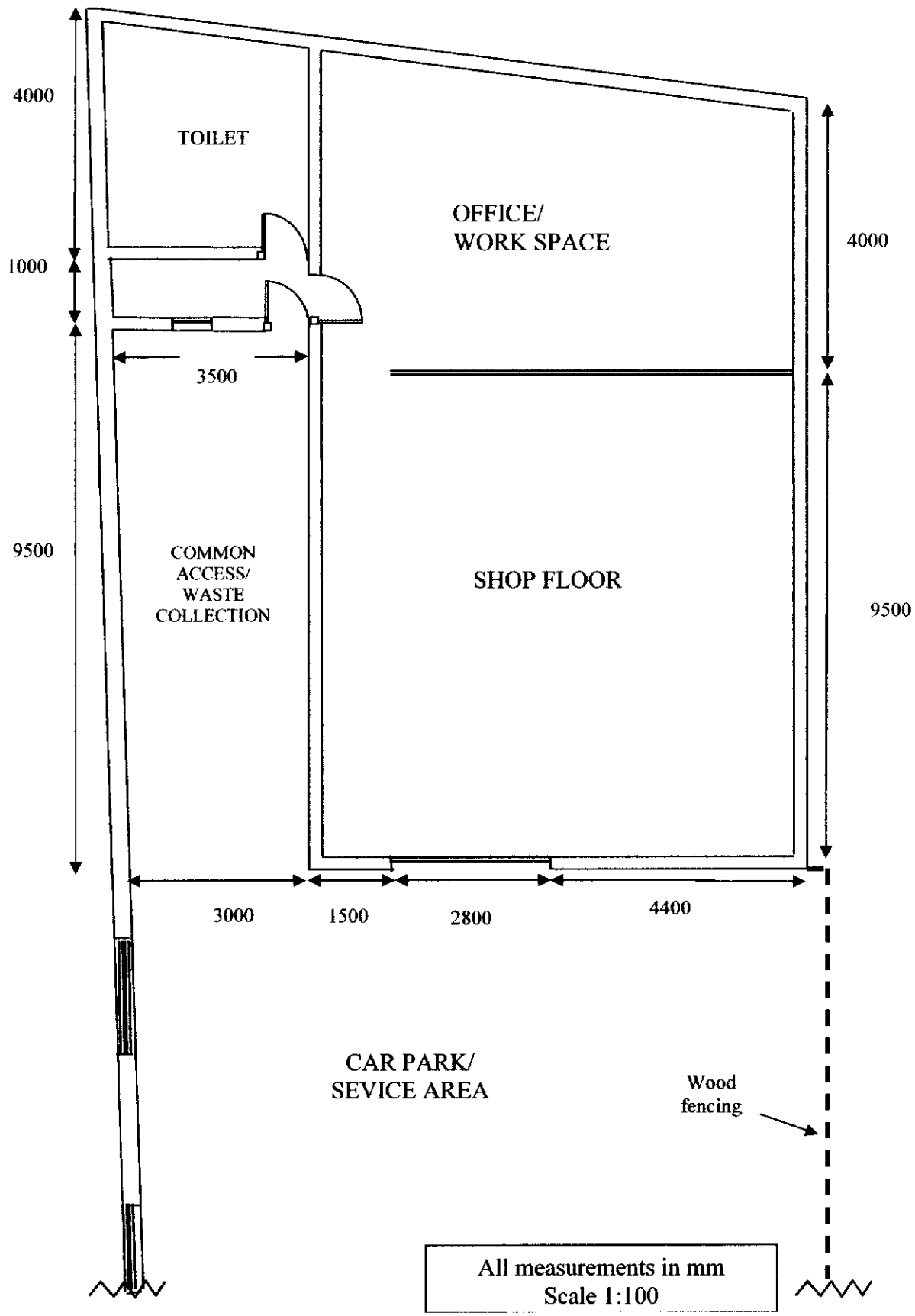
FRONT ELEVATION



BUILDING ON A LEVEL GROUND, LEVEL WITH THE CAR PARK

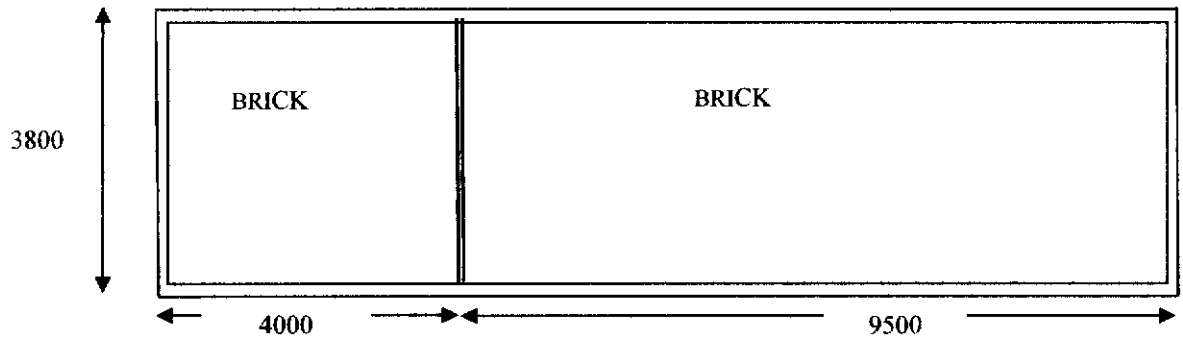
All measurements in mm
Scale 1:100

EXISTING - FLOOR PLAN

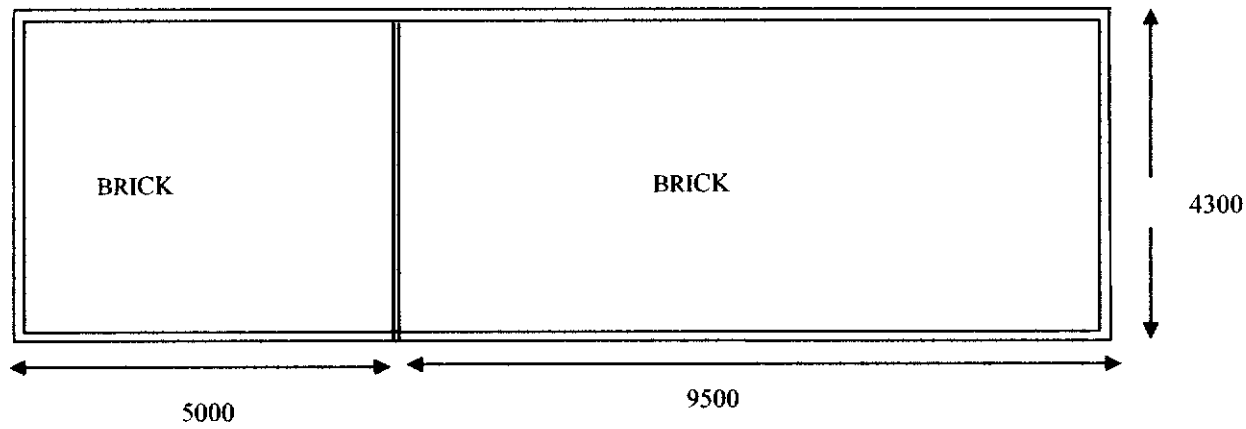


PURPOSED- SIDE ELEVATION

SIDE ELEVATION - RIGHT



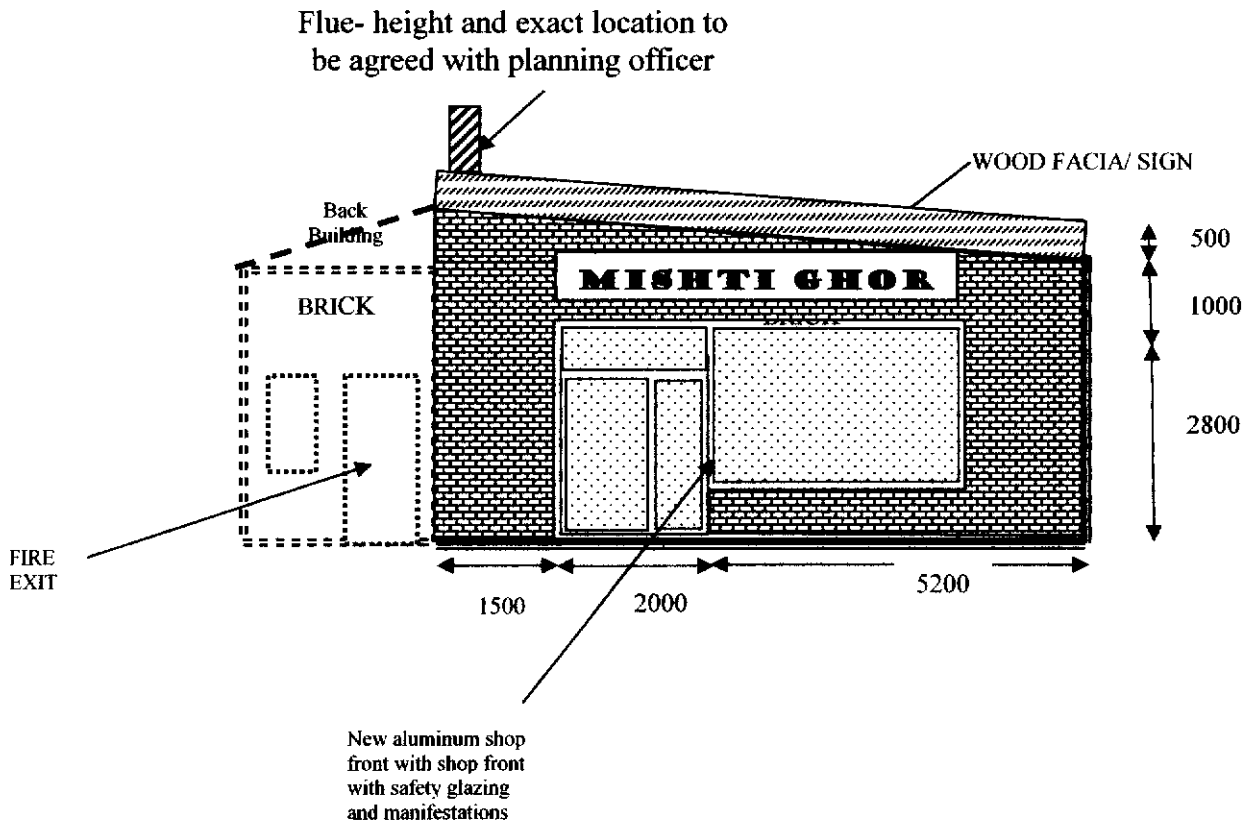
SIDE ELEVATION - LEFT



All measurements in mm
Scale 1:100

PURPOSED

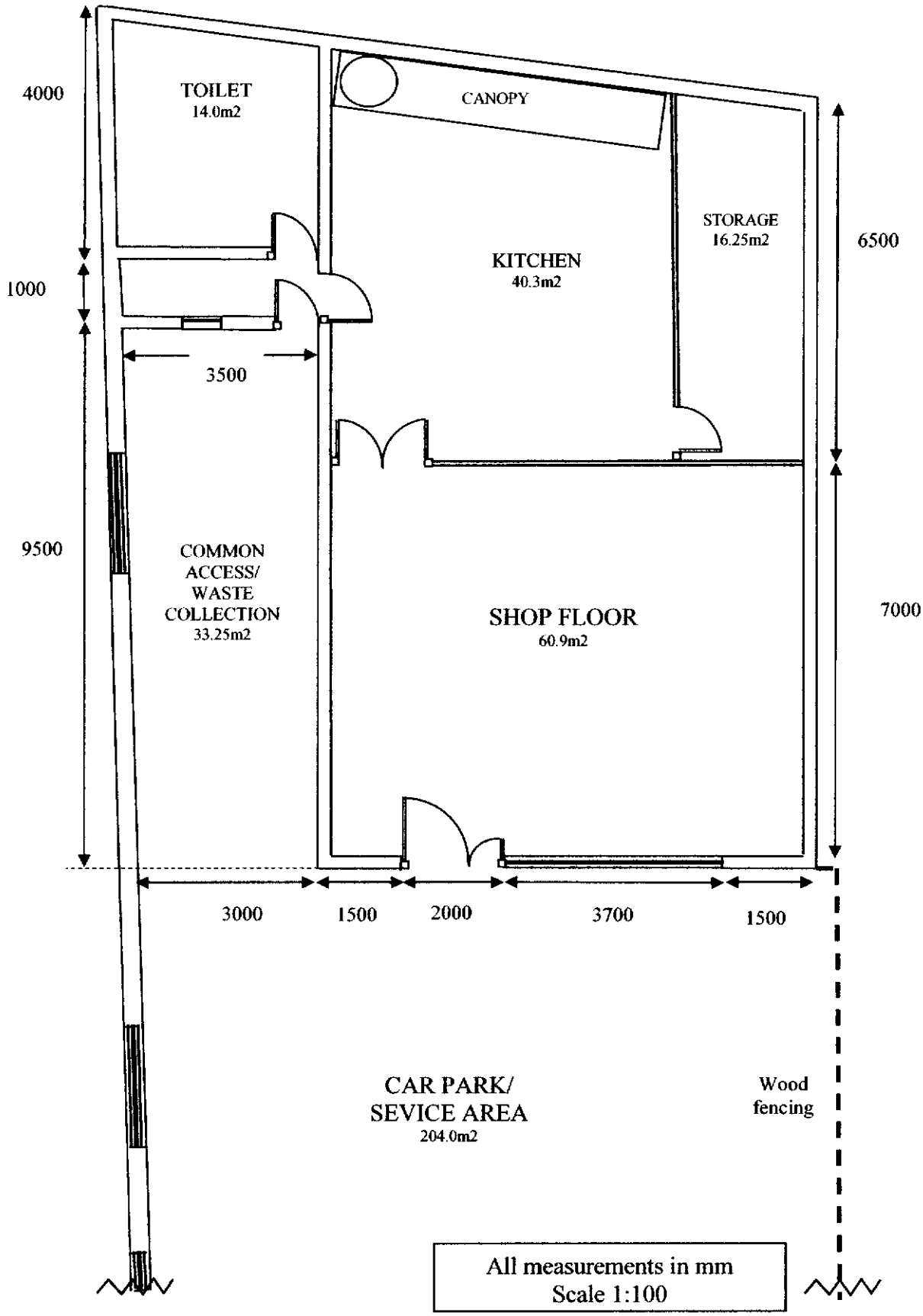
FRONT ELEVATION



BUILDING ON A LEVEL GROUND, LEVEL WITH THE CAR PARK

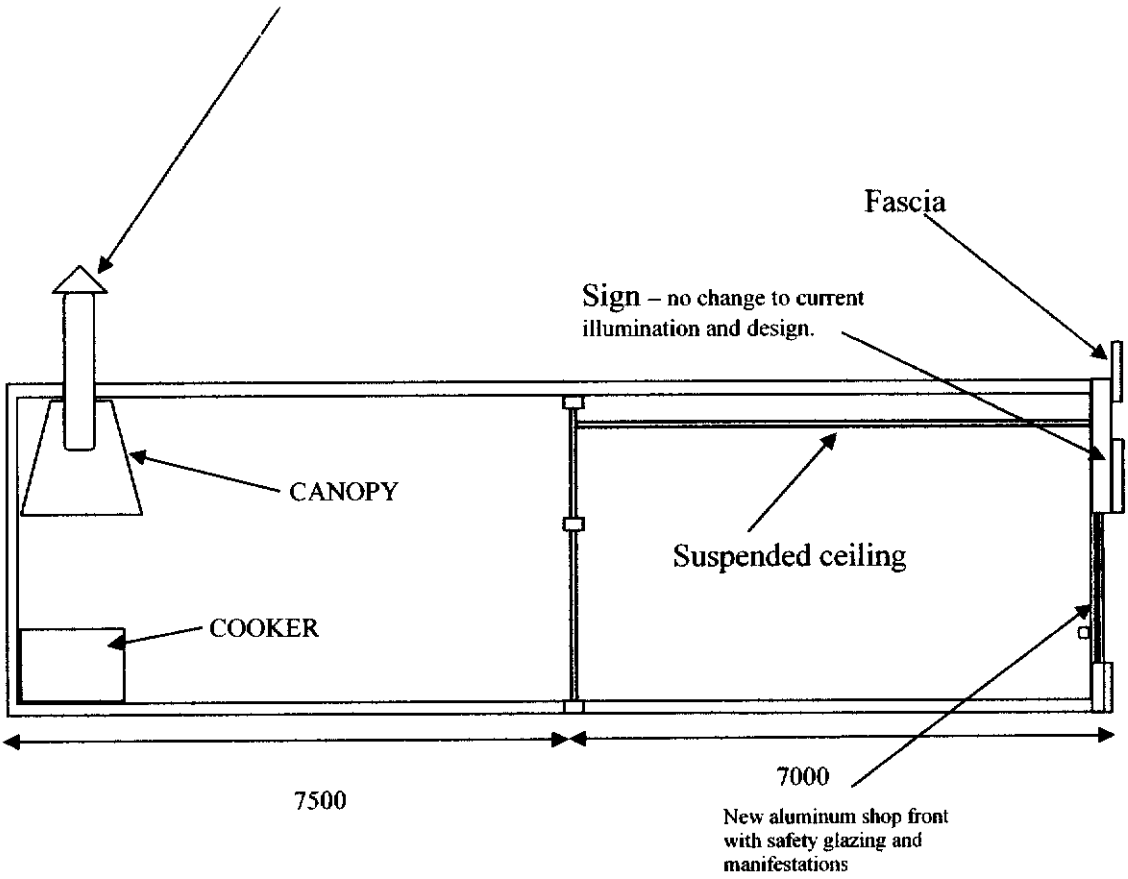
All measurements in mm
Scale 1:100

PURPOSED - FLOOR PLAN



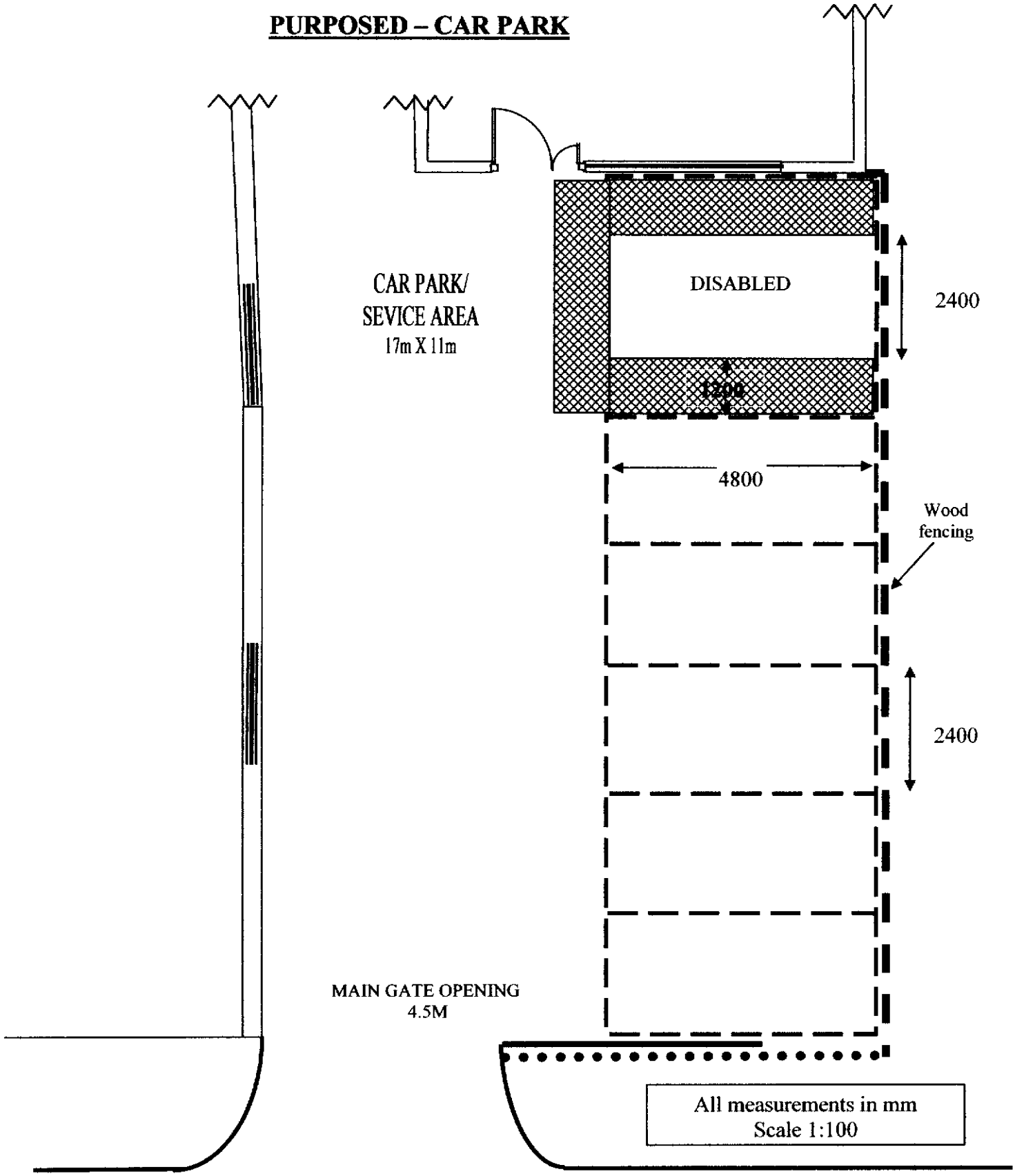
PURPOSED- CROSS SECTION

FLUE- specification and design to be finalized. after consultation with the planning officer and canopy expert.



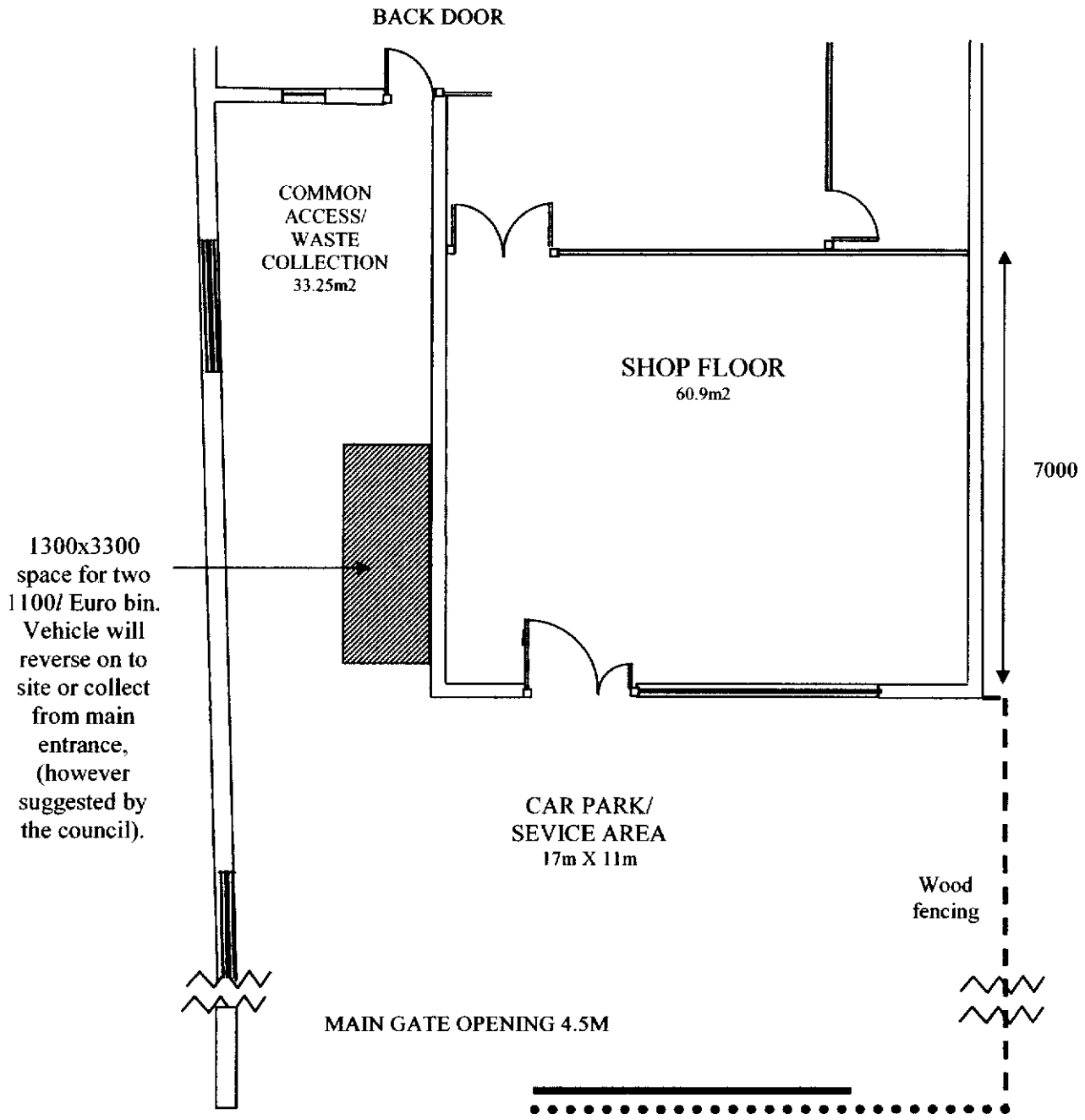
All measurements in mm
Scale 1:100

PURPOSED – CAR PARK



DICKENSON RD

PURPOSED – WASTE DISPOSAL



All measurements in mm
Scale 1:100