Proposed Development at 218-220 Claremont Road Manchester for Younis Superstore

DESIGN AND ACCESS STATEMENT

Proposal

The proposed development consists of the erection of a permanent canopy to the ground floor front elevations of an existing convenience store. It would provide sheltered daytime display space additional to the present ground floor of the shop. The shop front is presently protected by roller shutter doors which would remain in place leaving the canopy area open during closing hours.

The canopy is substantially complete with only final work to eaves, gutter and barge boards at either end needed to complete it. This application for planning permission is made in retrospect.

The Site

Number 218-220 Clarement Road stands at the junction with Cranswick Street. It is an amalgamated property in use as a Class A1 retail shop selling groceries. The canopy with its overhang would enclose the private forecourt along the frontage in the ownership of the shop and others along side. A footway of over three metres width would remain.

Design

The canopy would span the whole frontage (9.7 metres) and project approximately 1.7 metres. It would be on a square sectioned metal framework and the roof would be of concrete tile of flat section and dark neutral colour.

Access

Access to the open canopy, and to the customer doors of the shop would be from the footway fronting Claremont Road. There are no changes in level which might pose difficulties for wheelchair users.