PLANNING
09 - SEP 2008
DATE

Design and Access Statement

Planning Application for Alteration to Existing Shop Front, 94a Wilmslow Road, Whalley Range, Manchester

1. Introduction

1.1 This Design and Access Statement accompanies a planning application submitted by DPP for the alteration of the existing shop front at 94a Wilmslow Road, Whalley Range, Manchester. The principle aim of this proposal is to enhance the appearance of the existing building and improve shopping facilities.

1.2 The ground floor and the building is currently vacant, however a planning application has been submitted to Manchester City Council (Planning Ref: 086619/FO/2008/S1) for elevational alterations in connection with sub-division of ground floor into 4 retail units (Class A1) and was approved on 16th July 2008.

1.3 An application for a roof mounted plant (Planning Ref. 087230/FO/2008/S1)is currently pending a decision. In addition to this an application for a variation of planning permission (planning Ref: 086619/FO/2008/S1), condition 8 to permit deliveries, servicing and collection on Sundays and bank holidays between 10am and 1pm is being considered.

1.4 This statement is prepared in accordance with the provisions of s42 (5) of the Planning and Compulsory Planning Act 2004 and having regard to the guidance provided within Circular 01/2006: Guidance on Changes to the Development Control System.

1.5 The purpose of the statement is to examine the design principles and concepts that have been applied to the proposed development and how issues of access are dealt with. This Design and Access Statement accompanies a very minor development proposal and therefore the detail included within in it is commensurate with the scale of the development. It is acknowledged within Circular 1/06 that for most straightforward planning application proposals these statements can be brief.

2 Amount and Layout

2.1 The existing front elevation compromises a set of double doors and three large windows. The proposed alterations will create a large central entrance with two large windows on one side with a large and small window on the other. Shutters on the side (south) elevation will also be replaced by two large windows.

3 Scale and Appearance

3.1 Alterations to the shop front will include painting the existing brick a light stone colour. This is in keeping with the other units on the same row.

3.2 The fenestration is in keeping with the setting of the existing shop front and neighbouring units.

4 Landscaping

4.1 The scheme will not result in the removal of any landscaping to the site and no additional landscaping is proposed.

5 Access

5.1 The alteration to the existing shop front will have no impact on pedestrian or public transport routes to the store as a result.

5.2 Circular 01/2006 makes it clear that access considerations in this context does not extend to internal arrangement of buildings and therefore internal access arrangements are not detailed within this statement.