DESIGN AND ACCESS STATEMENT

Site Address

Kingsway Taxis
7a Lane End Road
Burnage
Manchester

Proposals in Brief

To erect an additional storey on top of an existing single storey office building, to house additional office space, storage and W.C facilities.

Site Description

The site is located in the Burnage district of Manchester. The site is surrounded by 2 and 3-storey buildings of mixed use, comprising of domestic dwellings and commercial properties.

The site is used as a taxi rank with car parking to the rear.

Existing Photography



Image1: *Existing Front Elevation*



Image 2: *Existing Rear Elevation*



Image3: *Main approach between commercial buildings*



Image 4: *Surrounding 2-storey commercial buildings*

Kingway Private Hire

Kingsway private hire has been a feature of the community of Burnage since (circa) 1970.

It provides an invaluable service for the local residents and indeed the outlining districts of Burnage, such as Withington, Didsbury, Fallowfield, etc.

The grounds it presently occupies are the grounds upon which it was originally established.

The Proposals

The proposed works involve the addition of a further storey which will be accessed via an internal timber staircase, to house additional office space, storage and W/C facilities for the staff.

The proposed works will follow a similar appearance to existing properties currently located within the area and all new materials will match existing.

Planning History

There is no record of any previous planning applications for this site.

Conclusion

We believe this planning application should be approved due to careful thought being given to the neighbouring properties with regards to privacy, nuisance and visual impact.

Currently the property does not lend itself to the occupier as more space is required due to an increase of business that the taxi firm has received. Our proposals deal with this issue and in doing so, makes the property a more useable space for the occupier, whilst improving the visual impact of the building.