DESIGN & ACCESS STATEMENT

For

1 NO. SHOP FRONTS

At

UNIT A
NORTH CITY SHOPPING CENTRE
HARPURHEY
MANCHESTER

On Behalf of

ASDA STORES LIMITED

December 2008

Johnson Fellows
Chartered Surveyors
Longbow Professional Centre
Longbow Close
Battlefield
Shrewsbury
SY1 3GZ

Tel: 01743 461777
Fax: 01743 461778
bs@johnsonfellows.co.uk

Regulated by RICS

1.0 INTRODUCTION

This Planning application is for the sub-division of Unit A into 2 No. shops utilising the existing corner shop entrance and providing an additional shop entrance to the newly formed right hand unit when viewed from the shopping precinct.

2.0 USE

Currently the shop premises occupy the ground floor as one unit under A1 use class and it is proposed to carry out alterations to provide 2 No. shop units and we are applying, as part of this application, to replace the front façade to form the additional shop entrance opening.

3.0 AMOUNT

The footprint of the ground floor will not increase as the shop fronts are proposed to be installed in the same line as the existing shop front.

4.0 LAYOUT

A separating wall between the shop unit is proposed. The new shop entrance will be installed and will incorporate a new double entrance door, providing a level access from the precinct into the shop, suitable for disabled people. Each of the newly formed units will be provided with a unisex disabled toilet. Access to the rear fire exit will be retained providing an alternative means of escape from each shop unit.

5.0 SCALE

The footprint of the building is to remain as existing and will not increase.

In respect of the proposed shop front, it is detailed and scaled to match the existing shop fronts within the shopping precinct.

6.0 LANDSCAPING

As the subject property is located within a pedestrianised precinct it does not incorporate any grounds or gardens and therefore landscaping is not considered to be applicable with this application. The existing block paving forming the pedestrianised surface in front of the shop units will remain forming level access into the proposed entrances.

7.0 APPEARANCE

The external appearance of the shop fronts will be aluminium framed glazing to be consistent in style and scale and match the existing adjoining shops.

8.0 ACCESS

Unit A is located on a main pedestrianised thoroughfare where there are good links to public transport. Currently access is provided to the rear via a service corridor serving other shops which will be retained to maintain a good service access from the rear car park and court yard area. The public entrance will be provided by the 2 No. shop fronts serving the 2 No. proposed units from the pedestrianised area.

There is level access into the shop premises for wheelchair users in accordance with the current Building Regulations. The proposed entrance, door widths and glazing manifestation will be provided to assist people with disabilities.