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FOIL ACTION

DESIGN AND ACCESS STATEMENT

275a UPPER BROOK STREET CHORLTON on MEDLOCK MANCHESTER M13 0HR

DESIGN STATEMENT

1 The proposal is to change the use of the premises at ground and first floor level from Use Class A1 Shops into A3 Restaurant and Cafes. The second floor level will remain as office accommodation in associated with the proposed use and the previous use as computer component retailer, to continue trading from other premises.

2 It is intended that there will be no change to the external appearance of the building apart from:

- the reinstatement of a fire escape staircase at the rear into the position of a staircase previously removed. This is required to enable the existing decorative staircase to open directly into the ground floor and to provide an alternative fire escape route from the upper levels.
- The removal of existing various applied signs.

Details of these proposals are to follow later

3 Whilst the building is attractive and in the past the Victorian Society has applied to the Department of the Environment for spot listing, it was not considered to be of such merit to be listed It is not located within a Conservation Area.

ACCESS STATEMENT

4 DCLG Circular 01/2006 states that the access component of statements relate only to "access to the development" and does not extend to internal aspects

5 The existing disabled access ramp and entrance to the ground floor from Blackstock Street is to be retained with no alteration. Adjacent car parking space is to be line demarked and indicated as a disabled parking bay.

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6 The main entrance to the front from Upper Brook Street is to be retained and fire exit doors to the rear and facing Tennyson Street are to be restored. The staff entrance door adjacent to the disabled entrance is also to be used as a goods entrance.

7 Staff car parking is to be retained within the rear yard

8 Customer car parking will be on site using the front forecourt and side hardstandings, as existing, with overspill on-road parking. It is anticipated that the customer peak demand will be outside normal office hours, when there is more on-road parking spaces available

9 The property is also located on a regular bus route but there are no convenient connections to the Metrolink. The property is within walking distances of high density residential areas

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