PROPOSED REAR STAIRCASE AT 202 BURTON ROAD, MANCHESTER M20 2WA

DATE : SEPTEMBER 2008

DESIGN & ACCESS STATEMENT

The building is a 3 storey terraced property. The ground floor is a restaurant. There is currently no access to the upper floor, which is a vacant residential unit.

The location is in a mainly residential district with some local commercial units in the area. The area is served by excellent transport links.

The proposal is to erect a rear external metal staircase to the upper floor residential unit, as other existing properties on the block currently have, including the adjoining property.

The vacant residential unit will therefore be able to be let following the work, rather than falling into disrepair.

There is no access from within the existing ground floor and it is not possible to provide such access – the ground floor is fully utilised and refurbished to a high standard, and is a separate unit completely from the upper floor.

The proposal will not cause or release any land or chemical contamination or pollutants.

To increase security, the owners will provide a secure, heavy duty ornamental metal gate to the rear.