PZ VI
Architects & Designers

Proposed Shopfronts
at
Thai E Sarn Restaurant, 208/210 Burton Road,
Withington, Manchester
for
Mrs W Beddard

NN61-63/E-06/JWA/da
Revision A – 1st February 2010

DESIGN & ACCESS STATEMENT
INCLUDING PPG15 STATEMENT

PLANNING
3 - FEB 2010

1.0 USE

The existing premises are for restaurant use, which will not change.

2.0 PROPOSED ACCOMMODATION

Remains as existing.

3.0 LAYOUT

Remains as existing.

4.0 SCALE & APPEARANCE

The proportions of N°s 208 & 210 shopfronts 'as built' do not 'match' and, therefore, the proposal is to replace N° 210 shopfront with one to match N° 208.

To respect the desire for a hardwood by the Planning Authority, N° 210 will be replaced by a Meranti (South East Asian mahogany)

A finish will be applied to N° 208 to match the Meranti colour.

5.0 ACCESS

The existing entrance door is sized for wheelchair access and this will be retained in the new shopfront, with an appropriate water bar/threshold to accommodate wheelchair access.

6.0 PPG15 STATEMENT

The design reflects the principles sought by PPG15 for replacement shopfronts. Whilst only one of the original shopfronts has survived along this row of shops and none appear to have survived in the adjacent row, the new 'front' fits within the original 'opening', although there have been at least two or possibly three other frames in N° 210 since the original.

The reveals and fascia have been subject to separate Approvals, including the signage (Approval N° 090179/AO/2009/S1), and this application is to return the frame in N° 210 to a matching unit to that installed in N° 208, including approval to the N° 208 frame, which varies in pattern from Approval N° 087154/FO/2008/S1.

PZvi Architects & Designers Ltd
21 Ralli Courts West Riverside Manchester M3 5FT
Tel: 0161 839 6645 Fax: 0161 839 6648
Reg N°: 4685078 Reg address: First Floor, 117 Stockport Road, Marple, Stockport. SK6 6AG

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The proportions of the new frames generally reflect those adopted in many of the other replacement shopfronts along Burton Road, with a single door to one side and the 'window' split into three equal panes. The transom over the door is continued along the window. The materials for N° 210 will be hardwood, as discussed in section 4.0 above, and N° 208 will receive a finish to match.

7.0 SUMMARY

There are only 2 other hardwood shopfronts in the vicinity of N°s 208/210, one of which is not of suitable proportions, however, the site is within a conservation area and this proposal is to rationalise the recent installation which does vary from the approved drawings. Numerous discussions have taken place regarding a suitable solution and the attached application is the outcome of these discussions.