DESIGN AND ACCESS STATEMENT

90 Heywood Road, Manchester M8 0DT
Proposed Change of Use of Ex Vacant Shop Unit to Hot Food Takeaway
For Mr C Mazhar

GENERAL

Site History and Background

The site of approximately 90sq m is the ground floor of the three storey building with the upper floors a self contained flat
The main building of approximately 100 years old is constructed in brick beneath a tiled roof
There site received a planning refusal ref 097648 dated 16/12/11 there is no other known planning history

Environs

The building is located near to the centre of this small shopping area at the southern end of Heywood Road and on the corner of Holst Avenue and at the rear is terraced residential properties all of approximately the same age
At the rear of the property is a high walled enclosed yard area accessed from Holst Avenue in which there is un-demarcated area and will be available for bins storage
The site can also be accessed by customers from the front corner from the main road and from the side road via the footpath

Security by Design

The shop unit is secure to the front and side
The restaurant toilets and level entrance facilities will be designed to comply with all DFA2 requirements

The Scheme and Proposal

The scheme is to convert the existing vacant shop unit into a small Hot Food Takeaway (Fish and Chips) retaining the existing toilet area and forming a new food preparation, kitchen and customers area. The area at the rear will be a refuse area and to install a new extract flue to protrude from the side elevation up above roof eaves and be located above the rear door at the back of the kitchen and runs up the outside corner of the building faconi Holst Avenue to min 900 above window height. It was decided to located the flue in thisd location that is furthest away from the first floor windows so there would be no effect on the residents to Heywood Street as the flat to 90 Heywood Street would remain vacant and our Also owns 84 Heywood Street that has no residential usage to the ground floor which were the main reasons for initial refusal
The proposal would utilize the vacant shop unit that are presently suffering from the current business situation.
Our client understands the Planning Departments reticent when deliberating similar usages but this shop unit is in an established shopping area and our client has identified the lack of this sort of facility in this area

Car Parking

There are no car-parking spaces available

Waste Management

A new waste management strategy will be introduced to ensure standard procedures are maintained

Landscaping

There is existing hard standing shop wide pavement to the front of the shop and hard-standing to the side

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned