Design + Access Statement

Claremont Plaice
94 Claremont Road, Manchester, M14 4RR

PLANNING AND BUILDING CONTROL
13 JUN 2013

Background

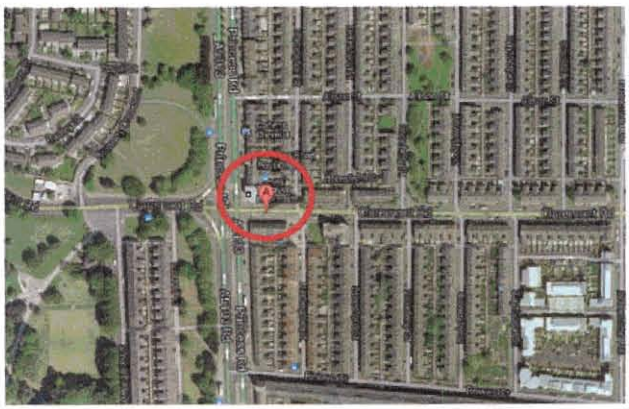
This document is to support the application for the change of use of 94 Claremont Road from an office / shop to a hot food takeaway to provide a service to the locality.

The client believes that by investing in this unit in a new way the parade of shops will be improved as a whole. The proposals are for a contemporary unit with a modern shop front in the current footprint of the building.



Location

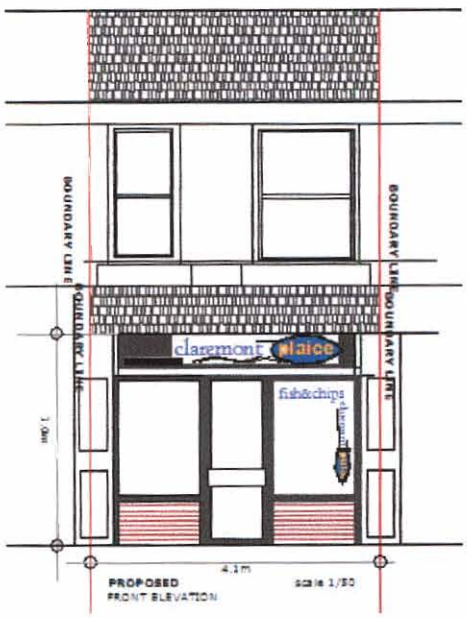
The proposed site is located on the Princess Parkway side of Claremont road. The area is a residential area mixed with commercial properties and is close to major transport links to the city centre.



Development Aims

The aim of this development is to provide the local community with good quality fast food. The proposal is in a residential area that would welcome this service.

The client aims to introduce a contemporary and well designed shop front to the existing parade of shops, enlivening the unit and the parade of shops as a whole.

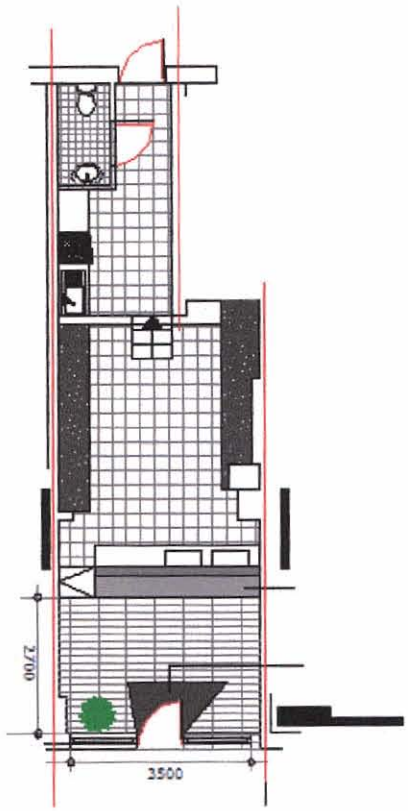


Design Philosophy

The aim of the design is to create a contemporary looking unit, reflecting a clean and efficient environment. The unit will be sympathetic to the nature of the existing street fabric. This includes a glass shopfront.

The interior of the unit will be made using good quality modern materials to reflect the contemporary nature of the design.

The aim is also to deliver a food outlet, taking into consideration all the environmental issues, such as noise and odour.



Access

The main entrance door will be 1m wide which is suitable for disabled access. The activity for the entire shop takes place on one level, starting from the public area at the front of the premises to the service section and leading to the rear kitchen storage area.