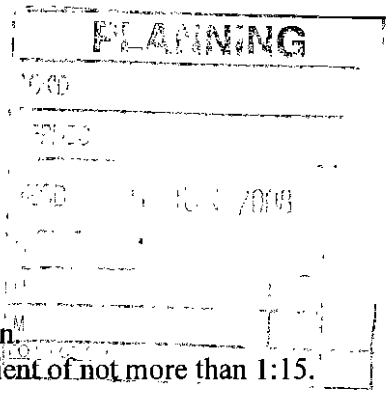
F SUMMERFIELD

BScTech(Hons), CEng, FICE, MIStructE
Chartered Consulting, Civil, Structural & Municipal Engineer,
Planning Supervisor & Party Wall Surveyor. [Part of Torplan Ltd]
216 Heaton Moor Road, Stockport SK4 4DU
Tel: 0161-443 1881. Mobile: 07802-296027. Fax: 0161-431 0786
Web Site: http://www.torplan.co.uk/engineer; E-mail: fs@torplan.co.uk

Ref: FS/apg/Stockport441/160408/1/Rev A 210508 16 April 2008

Design & Access statement 441 Stockport Road, Longsight, Manchester, M12 4JB



(1) Use

1.1 This is a new build on the forecourt of an existing petrol filling station.
1.2 The property will be disabled compliant with a ramp access at a gradient of not more than 1:15.

(2) Amount of development

2,1 the development is a self-contained unit.
2.2 the development is commensurate with the land available.

(3) Layout

3.1 the development is for a sandwich bar/vending store.
3.2 the buildings of the petrol station are an existing commercial outlet.
3.3 the plans define the use areas.
3.4 the public access is from off the back a footpath directly into the premises.
there is no reason to believe that disabled persons cannot negotiate these access levels.
the doors will have 850 minimum open width and the threshold will have les than 15mm lip.
The access ramp will be at a gradient of less than 1:15.

(4) Scale

4.1 the scale is commensurate with the existing configuration of the premises
4.2 this is a full application.
4.3 there is no part of the development that would warrant the expense of a three dimensional projection to demonstrate the use.
4.4 the design of doors, windows and detailing is dictated by normal shop frontage dictates.

(5) Landscaping

5.1 this is not a relevant issue

(6) Appearance

6.1 the outward appearance is commensurate with the area
6.2 there are no seasonal or diurnal changes to be catered for.

(7) Access

7.1 the policy and approach towards disabled persons is to positively enable them to access the premises externally

Design & Access Statement

App. No.	086271/FO/2008	Our Ref.	FS/441/ST
Authority	Manchester City Council	Agent	Frank Summerfield
Contact	Planning Department P O Box 463 Town Hall Extension Mancheste WN1 1RP 0161 234 4518	Contact	F Summerfield 216 Heaton Moor Road Stockport SK4 4DU 0161 443 1881 fs@torplan.co.uk

Application	**Full Planning Application**	Date	27th April 2007
Applicant	Mr K Mahmood	Amended	
Location	1 Kent Road West Victoria Park Manchester	Project	Sandwich Bar & vVnding Single storey building

Assessment

Following survey it has been determined that little or no impact on the existing physical, social and economic context. The main entrance is to the side of the property and has a ramped access from street level. The forecourt of the petrol station grounds in which it is set is well surfaced and access to the petrol payment building is level with the internal level of the store. There is, therefore, no interruption in the access when the ramp is taken uinto account and will belnd in with the existing methods of access to and from the site.

Involvement

We feel that it has been inappropriate to conduct such meetings considering the nature of the proposal. Methods of access to, from and around the existing site will be uninterrupted by the proposals.

Evaluation

The siting is in an area currently unused but naturally associated with the main store by means of a continuous pathwayl Using this space will not impose conflict within the existing use and context.

Design

The designs have developed to make effective / efficient use of the unused land and provides a new permenant disabled entrance/access in place of the current step up. The design has been exploit and complement the context of existing site in order to enhance functionality of its existing use.

Principles & Concept

Layout

The new layout will allow persons using the new store to have direct access to the extg reception/store also and new disabled toilet facility provided in the latter. Other operations will continue to function as existing.

The proposed Sandwich bar/vending store has been incorporated to provide a separate dedicated food outlet as an adjunct to the existing on-site facilities without interferring with the extg layout and operation

Scale

footprint dimensions - (rear) 3870mm x (front) 2180mm x Length 7670mm
new entrance to be fully glazed upto 2100mm. New automated sliding doors will be fitted centrally and provide a osatisfactory opening of 1500mm (750mm each door). The overall height of the proposed development will be approximately 4880mm; this will be determined by the new which will have a pitch to match existing property.

Landscaping

The surrounding landscaping up to the existing boundary will be retained. The rear of the property is the boundary wall and in fron is the unlandscaped petrol station forecourt. No area at the front of the property will be dramatically affected the new building and its operations

Appearance

All new facing brickwork to match extg.
Windows to be as shown on the plans double glazed uPVC with a disabled accommodating entrance door.
Pitch of roof is to 18° or better
The new roof to be finished with Marley modern type concrete tiling
All new and exposed timbers should be painted white to match extg i.e fascia board

Philosophy

To create a modern looking attractive structure that blends in with its surroundings and is a fully functioning environment without discrimination to the opportunity for use by all.

This project provides an access for the disabled. Therefore all thought and attentions have been cast on achieving this concept, on a whole the proposed layout can be seen to work much more efficiently.

Key Access Issues

At present the disabled access are inconvenienced by a step up to the forecourt store and the access ramp disabled patients have to then snake round the corridoor before entering reception area.
eliminates this inconvenience
There is no access from off the Stockport Road frontage to the site generally and a safe route for pedestrians also.