DESIGN AND ACCESS STATEMENT

635 Stockport Road, Longsight M14 4QA
Proposed Change of Use of Ex shop Unit to Hot Food Takeaway
For Ms A Jabreen

PLANNING AND
BUILDING CONTROL
12 JUN 2012

GENERAL

Site History and Background

The site of approximately 85sq m is on the ground floor of the mid terraced two storey buildings that are approximately 125 years old is constructed in brick beneath a slated roof
The ground floor was once a hot food takeaway that reverted to a shop
There is no other known significant planning history

Environs

The building unit is located half way along the main Manchester to Stockport Road on the edge of the main Longsight shopping area adjacent to Attwood Street
At the rear of the property is a small enclosed yard area that backs onto a rear passage running behind the buildings
Access to the flat over 633-635 Stockport Road can be gained from the front and from the rear of 635 Stockport Road
The site can also be accessed by customers from the front from the main road

Security by Design

The shop unit is secure to the front, but not to the rear
The shop has level entrance and facilities will be designed to comply with all DFA2 requirements

The Scheme and Proposal

The scheme is to convert the existing shop unit on the ground floor by the installation of a new double doors shop front sealing the existing shared entrance with 633 Stockport Road that will be retained as a shop unit that is linked with 631 Stockport Road and to install a new extract flue to protrude from the rear elevation up above roof eaves level
Our client understands the Planning Departments reticent when deliberating similar usages but this site is on a through route from the city centre and at the beginning of the new residential area and our client has identified the lack of this sort of facility in this area

Car Parking

There are no separate parking facilities to the property except the parking along the front of all the shop units in the block

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 rear

Conclusion

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