DESIGN AND ACCESS STATEMENT

183 Burnage Lane
Manchester
M19 1FE

Proposed change of use from dis-used corner shop unit into A5 hot food takeaway.
Also construction of a single storey rear extension to rear.
For Mr Mian Anjum

GENERAL

Site History and Background

The site is 37.5m2 and comprises of a small vacant corner shop, The unit is approx 80 years old and is built from brick. The roof is a flat high roof with a parapet wall to the front and side elevation.

Security by design

The site is secure to the rear via a security gate at both end of the back alley, the front of shop has solid roller shutters which cover all glazing and entrance. The new design will have a new up-graded disabled access to the existing shop and have a new security by design shop entrance and secure doors to the new extension at the rear of the building, also barbed wire or similar to be fitted to the rear extension to match the main roof.

The Scheme and proposal

The scheme is to convert the existing shop unit into a Hot food Takaway (Chicken based), remove the rear access door and block up and build a single storey extension to the rear which is within the permitted dev rights with a bin storage area at the rear which will be enclosed by gates., This will house a WC for staff purposes. Also the extract flue will carry up the rear or side of the main building.
The proposal would utilize the vacant shop that is presently suffering from current Government Legislation regarding the abolition of empty business rates, also the unit is becoming untidy on the corner of the main road.
At present the shop unit is situated on the end of a row of terrace shop units and would be the only hotfood takeaway on this row.

Car parking & Landscape

There is existing hard standing shop wide pavement to the front of the shop with a parking back constructed into to the side of the pavement. There is also a gated secured access around the whole of the terrace shops which can be used for delivery and collections.

DESIGN AND ACCESS STATEMENT

183 Burnage Lane
Manchester
M19 1FE

Proposed change of use from dis-used corner shop unit into A5 hot food takeaway.
Also construction of a single storey rear extension to rear.
For Mr Mian Anjum

Design

The design will enhance the area with a completely refurbished shop unit with new fittings and signage, also the side wall is to be painted to hide the sorry state of the brick match with has been attempted in the past from old to new bricks.

Conclusion

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