DESIGN AND ACCESS STATEMENT

PROPOSAL REAR EXTENSION

AT
45 SOUTH CHURCH PARADE,
COLLYHURST
MANCHESTER.



FOR
MR JOHN ALI.
AT:- 45 LUDGATE ROAD,
NEWTON HEATH,
MANCHESTER.

PLANNING
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RECD 03 JAN 2008
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USE

The existing use is a fast food fish and chip shop, with a large rear yard area. Due to growing demand for more exotic culinary tastes the owner has to adapt a more radical way of thinking and vary his menu. In order to do this extra space is required and an extension located within the rear yard is proposed.



SOUTH CHURCH PARADE FRONT ELEVATION

The application submitted is to constructed a new two storey rear extension in order to increase the usable floor space enabling the owner to provide additional waiting area for the public, create additional space for cooking equipment.

AMOUNT

Existing floor space comprises of a single storey hot food take away. With a total combined floor area of 94 sq m this includes 49 sq m of shop, 4 sq m of toilets 41 sq m of yard space.
The increased floor area will reduce the yard space to 15 sq m and increase the shop area to 76.8 sq m however this includes toilet areas.



REAR YARD AREA (PROPOSED EXTENSION)

LAYOUT

The new layout will include additional waiting space at the front of the shop, a larger counter area, disabled toilets, staff toilets, cooking, storage, preparation area, rear yard all to the ground floor.

SCALE

The overall extension will increase the usable covered space by 25% however a large proportion of this is creating disabled toilet and service areas.

LANDSCAPE

The development lies within a large council estate and there are no intensions to provide any addition planting. South Church Parade comprises of a housing office local store and a hairdressing shop along with Mr. John Ali fast food shop. A large secure car park lies to the rear, which is protected by a 3 metre high fence.



REAR CAR PARK

APPEARANCE

The shop front will be renewed however a roller shutter door will remain for over night protection as will the anti vandal fencing to the rear yard wall.



APPEARANCE (cont'd)

The shop name will change however the sign size will not but will become internally illuminated coloured Perspex max output 40 lumes.



SHOP SIGN

ACCESS

It is intended to construct a disabled access ramp (similar to the local housing office) leading up to the new entrance door located to the left of the front elevation. A disabled toilet will be formed within the shop and counters and waiting areas will be designed with wheel chair access in mind.



PROPOSED ACCESS RAMP