DESIGN AND ACCESS STATEMENT

PLANNING AND
BUILDING CONTROL

29 MAY 2013

Change of Use of Ground Floor from Shop to Take Away

at

184 Church Lane
Manchester M9 4LJ

INTRODUCTION

The Design and Access statement has been prepared in accordance with the requirements of regulation 4C of the Town and Country Planning (General Development Procedure) order 1995 and the guidance set out at Section 3 of Circular 01/2006: Guidance changes to the Development Control System.

As set out at paragraph 62 of the Circular of the level of detail required in a Design and Access Statement will depend on the scale and complexity of the application and the length of the statement will vary accordingly. Statement must be proportionate to the complexity of the application, but need not be long.

The statement has been prepared in support of a planning application that seeks planning permission for "Change of use of Ground Floor from Shop to Takeaway" at 184 Church lane Manchester M9 4LJ.

The proposal is described in this Design and Access Statement which is proportionate to the property under consideration.

BACKGROUND

The existing property was used as a mix of domestic and commercial. At ground floor, front room was used as a shop and rear rooms as store and a kitchen. The stairs to first floor goes from a separate way. The first floor has 4 rooms for dwelling, 2 bath rooms and a kitchen. There is one room and store in loft with a bath and a small kitchen.

CONTEXT

The site is located at "184 Church lane Manchester M9 4LJ". The existing and proposed layout of the site is shown on the drawings. The building is principally brick built, with a pitched tiled roof.

PROPOSAL

The property was vacant for about two years. The new owner has purchased this property with intention to run an Indian Takeaway at ground floor and to use upper

floors for dwelling.
The existing use of ground floor is A1 while *Planning Permission* is sought to setup a takeaway (A5) at ground floor.

Upper floors status will remain same as a flat.

AMOUNT
There will be no increase of area at any floor.

LAYOUT
The site which lies on *184 Church lane Manchester M9 4LJ* have main access to Church lane with a small car parking at front as well as adjacent side roads, Norman Road West and Potters Lane.

LANDSCAPING
No existing trees or planting, exist in the premises of this site, thus no effect on environments.

SCALE
The scale of the work is modest, commensurate with the size of the existing building, respecting the character and appearance of the property and surroundings.

APPEARANCE
The proposed work inside the building will have no effect on the outside character of the existing property and the area, thus have no effects on environment.

ACCESS
The site has existing pedestrian access from main Church Lane with parking facility in front of the property and side roads i.e.