DESIGN AND ACCESS STATEMENT

189 Great Western Street, Moss Side M14 4LN
Prposed Ground Floor Shop Extension and Alterations
For Mr M Khalid

PLANNING
26 MAR 2009

GENERAL

Site History and Background

The site of 115sq m comprises of a small established family owned general purpose corner shop with a first floor flat over that is accessed through a rear storage area and partially open paved area to the side with enclosed yard to the rear. The building of approximately 100 years old is constructed in brick beneath a tiled roof
The site was refused a similar larger extension on 9th February 2005 reference 074339

Environs

The shop is located on the corner of a run of terraced houses on Great Western Street with the longer part of the site located on Monton Street and is typical of the usual small corner shops that are located in the area
The roads at the site are reasonably quiet being between two main arterial roads that run from the south of the city centre

Security by Design

The site is secure to the rear, open to the front and main side elevation and requires a new disabled access to the shop
The new design will have a new up-graded disabled access to the existing shop and have new Security by Design shop and flat entrances with concealed see through shutters

The Scheme and Proposal

The scheme is to construct a new shop unit side extension within the line of the to increase the display area of the shop, construct a new disabled toilet facility and create a new first floor flat entrance and bin area on what is a vacant area to the side of the existing shop unit. This would entail a new shop front to match the existing shop unit
This reduced proposal from the refused application of February 2005 is the result of recent consultations with the Planning Department who wished to retain the existing side wall to Monton street
It is also proposed that the existing air raid shelter located on the Monton Street elevation be demolished

Car Parking

There are no existing or proposed car parking facilities to the site

Landscaping

There is existing hard standing shop wide pavement to the front of the shop with the side being retained as a planted area

Design

The design will enhance the area the new fully glazed shop front and will replace the existing side elevation that is a in poor designed condition. The single storey building will have a pitched tiled roof with brickwork to the walls to match the main facings of the existing building

Conclusion

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