David Storrie Associates

Town Planning Consultants

Proposed development at
536-548 Stockport Road, Longsight, Manchester, M12 4JJ

DESIGN AND ACCESS STATEMENT

Our Reference; DSA135312

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1 INTRODUCTION

1.1 This Design and Access Statement has been prepared by ***David Storrie Associates*** and provides sufficient information to accompany a planning application for development at 536-548 Stockport Road, Manchester. The level of detail provided is commensurate with the application's status.

1.2 The proposed development is best described in two phases. Phase 1 relates to nos. 544-548 Stockport Road and involves the demolition of disused public house and the erection of a new supermarket with offices over. Phase 2 involves the demolition and rebuilding of an existing supermarket at 536–542 with first floor offices over.

1.3 Details of the proposed development are set out on the submitted plans that accompany the submission.

STEP 1 – ASSESSMENT OF CONTEXT

2 SURROUNDINGS

Uses

2.1 The site is in the urban area where linear development along the road is evident. The properties are currently in commercial use as a retail store and former public house and are located adjacent to other retail properties.

Buildings/Character

2.2 The application properties are two storey buildings (existing supermarket is only single storey at front) fronting the road. Retail takes place on the ground floor of the existing supermarket with goods displayed on the forecourts in front of nos. 536-548.

2.3 The public house is boarded up at present with produce from the adjacent supermarket currently displayed in front of it at ground floor level.

2.4 The character of the immediate area is commercial with retail uses on either side of the road.

Spaces

2.5 The site lies within a road of linear development with other retail properties nearby.

Access Routes

2.6 The site fronts Stockport Road and the submitted drawings provide for access from this frontage as per the existing situation.

Access to local services and transportation

2.7 The site is well served by public transport and is within walking distance of nearby residential properties. With good public parking facilities at the rear off Dencombe Street and others within easy walking distance.

Special Designation

2.8 The site itself carries no specific designation in the development plan for the area but falls within an identified commercial centre.

3 THE SITE

Uses

3.1 Nos. 536-542 is currently used as a retail convenience store with fruit and vegetables displayed on the apron outside the premises. No change is proposed to this use in the proposed development.

3.2 Nos. 544-548 was used as a public house (now closed) with residential accommodation at first floor level. The proposed development is to demolish this building and construct a supermarket to be linked to the new build supermarket at 536-542, with offices over.

Buildings/Character

3.3 As stated at 2.2 above.

Access through the site

3.4 Access to the site is available from Stockport Road and from Dencombe Street to the rear.

Natural features

3.5 The site contains no natural features.

Topography/gradients

3.6 The site is relatively flat.

4 SOCIAL CONTEXT

Impact upon local services

4.1 The impact on local services will be positive in that there will be increased demand for their provision and maintenance.

5 ECONOMIC CONTEXT

Any business supported

5.1 The development would support the existing local shops.

6 PLANNING POLICIES

6.1 The development plan for the area includes the Manchester City Council UDP (1995). This is in the process of being replaced by the Local Development Framework. The Council's Guide to Development in Manchester Supplementary Planning Document and Planning Guidance adopted in April 2007 is also relevant (SPD).

6.2 The site falls within the identified Levenshulme District Centre. UDP policies LL6, LL14 and LL15 all relate to this part of Longsight. Policy LL6 seeks to improve the safety and quality of the environment whilst Policy LL14 is supportive of development that improves shopping and related services on Stockport Road.

7 STEP 2: INVOLVEMENT OF THE COMMUNITY

Have neighbours been consulted?

7.1 Nearby properties will be consulted by the Council through their normal consultation process on planning applications.

8 STEP 3: EVALUATION

8.1 The proposed use will assist the applicants to improve and expand their existing businesses and make better use of the site to the benefit of their customers.

9 STEP 4: DESIGN OF THE SCHEME

Proposed Use

9.1 The proposed use is retail.

Site and surroundings

9.2 The detailed design of the proposed re-build would reflect the predominantly two-storey scale of existing properties in the locality.

9.3



FRONT ELEVATION AS PROPOSED - 1:100

Land use policies

9.4 This is covered in 6 above.

Scale

9.5 The scale of the proposed development would be in keeping with its surroundings.

Appearance

9.6 The design has been carefully considered to balance between the needs of the retailer and the character of the area.

Access

9.7 All users can be afforded equal access. The use serves the local community who generally arrive on foot. However, ample public car parking is available close to the site.

10 CONCLUSION

10.1 We trust that this is sufficient detail for a Design and Access Statement for the application. However, should you require any further details please do not hesitate to contact :-

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