DESIGN AND ACCESS STATEMENT

835-837 Stockport Road, Levenshulme

Use

This Design and Access Statement accompanies the planning application for the change of use of 835-837 Stockport Road from retail (Use Class A1) to a licensed betting shop (Use Class A2). The application is submitted by Done Brothers (Cash Betting) Ltd, who trade as Betfred.

Amount

The proposal seeks to change the use of a unit that extends to approximately 137m^2. The proposal does not involve the creation of any floorspace within the building.

Layout

The proposal relates to the change of use of an existing unit and therefore the layout of the site will remain unchanged. A proposed layout plan of the internal area has been provided as part of the planning application submission.

Scale

The proposal seeks only to change the use of an existing retail unit. The scale of the unit will therefore remain unchanged and is a similar size to the surrounding retail and commercial units within the area.

Landscaping

Given the nature of the application it is not proposed to provide any landscaping.

Appearance

This proposal seeks to change the use of the unit from Use Class A1 to Use Class A2 to enable the occupation of the unit by Betfred. The shop frontage will remain largely unchanged and a separate application for signage will be made.

The proposal seeks to relocate one of the customer entrances on the principal elevation of the building. The existing entrance will be replaced with glazing. The proposal will retain street level access and therefore will not affect public access to the building. Staff will also use this entrance. An emergency access will be retained at the rear of the property.

Access

The unit currently has two entrance doors on the main elevation and an emergency access door to the rear. As set out above this proposal seeks to relocate one of the entrances and the emergency access will be retained. A level access into the unit will therefore be maintained for customers and staff of the premises.

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