DESIGN AND ACCESS STATEMENT

PROPOSAL CHANGE OF USE
FROM SANDWICH SHOP
TOO HOT FOOD TAKEAWAY.
AT
65, CHEETHAM HILL ROAD
MANCHESTER.
M4 4ES.

PLANNING
14 MAY 2010
DAY RECD



FRONT ELEVATION OF SHOP

FOR

MR. M. HASSAN.
55B NORTHERN GROVE,
WEST DIDSBURY,
MANCHESTER.
M20 2NN.

USE

At present the property is used as a Sandwich Shop following a total rebuild due to a fire. An advertising company occupies the first floor. However during the current climate the decision to open a hot food take-away as been decided. However the second floor usage will remain and therefore access will be via the rear compound. In order to use the full potential it is intended to covert the ground floor into a Hot Food Takeaway. The proposed changes would result in a small loss of yard space to the rear compound due to the additional waste bins but on reflection would not in any way detract from the esthetics of the building especially to the rear.

AMOUNT

The existing ground floor shop covers 71 sq m, 27 sq metres of parking to the front, and 82 sq metres of parking to the rear. Provisions for the storage of separate refuge bins will be located within the rear car park. Specialist advertising company gaining access from the rear yard area will occupy the whole first floor.



Side Elevation.

LAYOUT

Ground floor alterations include the provision of a new counter, ovens and washing facilities. New advertising signs to the front and side elevation, which will include internally and externally, lit signs. Rear yard area provides the owner with a secure storage, parking and refuge area.

LANDSCAPING

Due to the characteristics of the property and its location, usage there are no provisions for any landscape work.



Rear Elevation

SCALE

The main alterations will be within the shop by way of providing a hot food service.

APPEARANCE

The existing building is constructed from smooth brown brick with a concrete tiled roof to the main building. The front and rear parking areas are tarmac with a 2 metre high metal fence to the rear compound. The property lies within a densely populated retail / hot food type establishments / city centre environment with a large high-rise residential community on its doorstep. In order to utilize the property to its full potential the owner intends to diversify by providing healthy cooked food that meets the needs of its proposed clientele. The unchanged front elevation complements the existing street scene whilst the rear only provides off street parking.