DESIGN AND ACCESS STATEMENT

47 Bury New Road, Manchester M8 8EF
Proposed Change of Use of Ex Shop Unit to Hot Food Takeaway
With First Floor Storage Area over
For Mr A Mohammed

PLANNING AND BUILDING CONTROL
12 SEP 2012

GENERAL

Site History and Background

The site of approximately 85sq m is an existing three storey building of approximately 80 years old is constructed in brick beneath a slated roof
There is no known significant planning history

Environs

The building is a mid unit of a small 6no. terraced shop units located near to the centre of the Strangeways commercial area of Bury New Road and adjacent to the corners of Lockett Street and Harris Street
At the rear of the property is a small open yard area that back onto a gated passage area in which an un-demarcated area will be available for bins storage and accessed only from Harris Street
The shop can also be accessed by customers at the front from the main road

Security by Design

The shop unit is secure to the front and rear with existing retained shutters
A new staff toilet has been incorporated into the scheme that has been designed to comply with all DFA2 requirements

The Scheme and Proposal

The scheme is to convert the existing vacant ground floor area into a small Hot Food takeaway by utilizing the existing open area to form a new (disabled) toilet area, forming a new kitchen area, rear refuse area and to install a new extract flue to protrude from the rear elevation up above the flat roof eaves level
The proposal is to retain the existing first floor area for storage
Our client understands the Planning Departments reticent when deliberating similar usages but this site is on a through route from the city centre and our client has identified the lack of this sort of facility in this area of Bury New Road

Car Parking

There are car-parking spaces to the site

Waste Management

A new waste management strategy will be introduced to ensure standard procedures are maintained

Landscaping

There are no areas available for landscaping as there is an existing hard standing to the pavement to the front and hard-standing to the rear

Conclusion

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