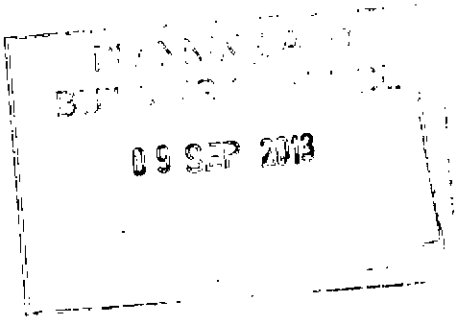
DESIGN AND ACCESS STATEMENT

787 Stockport Road, Levenshulme, Manchester M19 3DL
Proposed New Side Canopy to Ex Floor Coverings Shop
For Mr A Ali



GENERAL

Site History and Background

The site of approximately 200 sq m comprises of an established Floor Coverings retail unit with un-used first floor and second floor loft area

Environs

The shop is a two storey building located in the centre of the Levenshulme shopping distict on Stockport Road at the corner of Balleratt Street constructed with brick walls under a slated roof and bounded to the rear by residential properties

Security by Design
The site is secure to the front, side and rear and has good existing disabled access to the shop

The Proposal

The proposal is to construct a new shuttered canopy to the un-used side of the property so the client can diversify his floor coverings business within the A1 usage it has at the moment which would afford protection of customers to rain at this windy corner of the road and to allow the display of carpets and other goods
The canopy is designed to have little impact on the street scene with slender 75mm sq columns with patent glazed roof of low pitch obscured by the extended shop fascia

Car Parking

There are no car parking facilities available on the site

Landscaping

There is hard standing shop wide pavement to the front and side of the shop with additional hard standing areas to the rear

Conclusion

We are of the opinion that this canopy would enhance the property and the surrounding environment to the benefit of all parties concerned