Design and Access Statement for 90 High Street , Manchester.

Template in accordance with Circular 1/2006 as amended.

The property in question is in commercial use and is situated on the corner of High Street and Thomas Street in the northern quarter of Manchester. The property is four storeys in height with the ground floor being in commercial use, in the form of a hot food takeaway, with a taxi business above. The property itself is typical of its era being red brick with single windows above ground floor level with arched brick mullions over each. This provides the interest to this building. The existing ground floor has an exterior that is of a poor quality wooden design with substantial wear and tear in evidence and with external metal shutters and a distinctive yellow and red sign above. The exterior of this building is arguably the worst in the immediate vicinity. The property immediately next door appears to have been recently renovated with a wooden shop front.

The application site at ground floor is an irregular shaped building narrowing down at the corner of High Street and Thomas Street. There are two access/egress points into the shop, one on the corner and one on the side (High Street) The corner one also serves the taxi business above.

Use

The existing use is as a hot food takeaway (Class A5) The proposed use will be the same.

Amount

The building remains with the same dimensions as existing, no extensions are proposed.

Layout

The proposed internal layout is not altered. The food preparation area and counter remain in situ. There are no changes to the external layout of the building other than in terms of a new shop front.

Appearance

The proposal is to remove the existing shop front and replace with a new one. At present the bottom of the frame is a plywood riser 0.5- 0.55 metre above ground level. The frame around the windows has some pattern design . The window openings have a `bar` across 5 of the windows at approximately 1 metre above ground level. The proposal is to replace with a similar design of exterior, with the same number of window openings as now, but without the bar. The idea is simply to improve the fabric and external appearance. In many respects the exterior will then have a very similar appearance to the building next door (77-88 High Street)

The existing external sign which is attached to the plywood boarding above the window will be removed and the boarding made good.

Scale

In terms of scale the external appearance of the building will be very similar to that of the existing building with the exception that the windows will be as a single `pane ` rather than with a bar across.

Access

The two access points into the shop remain as present. Neither is suitable for internal ramps for customers with physical access disabilities, because of the lack of space with only 1.7m separating the external door and the counter. A portable ramp will be available for use with assistance if so required.

Landscaping

None is proposed as the site is unsuitable.