DESIGN AND ACCESS STATEMENT

98A Withington Road, Whalley Range, Manchester M16 8FA
Proposed Change of Use of Ex Shop Unit to Hot Food Takeaway
New Shop Front And Single Storey Rear Extension
For Mr L Kamalzai

PLANNING AND
BUILDING CONTROL
19 FEB 2014

GENERAL

Site History and Background

The site of approximately 54sq m is an existing single storey shop unit with part of a far larger first floor religious meeting hall over. The two storey building of approximately 90 years old is constructed in brick with stone embellishments to the front beneath a slated roof
There is no known significant planning history

Environs

The building is the fifth in a line 13no terraced shop units located along the west side of Withington Road opposite the Yarburgh Rd and Range Road junctions in the commercial area of Whalley Range
At the rear of the property is a large open yard area that backs onto 3 of the shop units accessed from a side passage that is used for general bin storage not accessed for cars
The site can also be accessed by customers from the front from the main road

Security by Design

The shop unit is secure to the front, with an existing retained shutter but not from the rear
The existing staff toilet has been re-designed incorporated into the scheme a disabled toilet to comply with all DFA2 requirements and includes a new small ramped area to the shop entrance

The Scheme and Proposal

The scheme is to convert the existing ground floor area into a small Hot Food takeaway by utilizing the existing area by introducing new openings in the existing structure and to form a small rear single storey extension to form a new preparation and kitchen area and to install a new extract flue to protrude from the rear elevation up above the second floor eaves level
The proposal is also the introduce a new aluminium framed and glazed new shop front and central entrance door
The existing shop unit is used by a one man barbers shop that presently is not a viable business
Our client understands the Planning Departments reticent when deliberating similar usages but this site is on a through route from the city centre and in the centre of an established small shopping area

Car Parking

There are no 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