

Access Statement for the Retention of Existing Shutter, Glass Front, and Installation of Canopy with Metal Barriers

1. Introduction

This Access Statement supports the application for the retention of the existing external shutter and glass shopfront, along with the installation of a new canopy and associated metal barriers to the front and side of the premises. The intention is to enhance both the functionality and appearance of the frontage while maintaining accessibility and safety for all users.

2. Site Context

The site is located on [5 Meldon Road, Manchester, M13 0TZ], forming part of a commercial frontage. The existing glass shopfront and roller shutter have been in place for [November 2023], serving as a secure yet visually transparent façade. The area experiences regular footfall, and access by members of the public is a key consideration.

3. Description of Proposals

- **Shutter:** The existing roller shutter is proposed to be retained. It is positioned externally and retracts fully during business hours, ensuring it does not obstruct access or visibility. This was on site at the time of the lease being exchange and position un changed as seen on the Planning Application Picture as attached.
- **Glass Frontage:** The glass front remains unchanged, providing visual connection to the interior and allowing natural light into the premises.
- **Canopy:** A fixed canopy will be installed above the entrance to provide shelter for visitors and improve comfort during inclement weather.
- **Metal Barriers:** Decorative but functional metal barriers will be installed to the front and side, demarcating the boundary and enhancing safety near the pedestrian area.

4. Access and Inclusion Considerations

- **Entrances:** The main entrance will remain level and unobstructed. The canopy does not interfere with door swings or clear headroom.
- **Visibility:** The use of transparent glazing improves visibility into the premises, aiding orientation for visitors.
- **Safety:** The metal barriers are positioned to protect pedestrians and help guide access, particularly for those with visual impairments.
- **Canopy Design:** The canopy is set at a height that complies with minimum head clearance standards (typically 2.1m-2.4m) and will not obstruct signage or lighting.
- **Materials & Finishes:** All proposed materials will be durable and finished in a manner that reduces glare and slip hazards, with no protruding elements that could pose risks.

5. Emergency Access

The proposals do not affect fire escape routes or emergency access. The shutter remains open during operating hours and does not restrict emergency egress.

6. Conclusion

The proposed retention and additions are designed with accessibility, safety, and visual amenity in mind. The development maintains similar design to the neighbouring business premises within the close locality in the area. The client wishes to seek Retrospective Planning Permission for this.