

ATELIER.MB

DESIGN AND ACCESS REPORT

95 LAPWING LANE

REVISION	C
DATE ISSUED	APRIL 2025
PROJECT REF.	2033

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

CONTENTS

1.0 INTRODUCTION	3
2.0 SITE APPRAISAL	4
3.0 DESIGN STATEMENT	5
4.0 ACCESS	7
5.0 SUSTAINABILITY	8
6.0 TRANSPORT	9

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Atelier MB in support of the full planning application for 95 Lapwing Lane.

The proposed changes include a rear extension on the ground and first floor, internal alterations and a new access route to the first floor.



Photo of front elevation

2.0 SITE APPRAISAL

The site consists of a two storey building, occupied at ground and first floor by a Pizza Express restaurant (use class E). There is an external space to the rear of the site, used by the restaurant for external seating and bin storage.

The external space is enclosed by an external wall with a fire exit door and a larger delivery gate. Within the courtyard there is an external stair providing access to the first floor roof and canopies.



Photograph of front external seating



Photograph of rear external space



Photograph of rear external stair



Photograph of rear external space



Photograph of rear external wall enclosing external



Photograph of rear external space

3.0 DESIGN STATEMENT

The ground and first floor have been extended at the rear to provide more internal space.

A direct access route to the first floor has been created via the neighboring building (also owned by the client), to allow the first floor to function independently to the ground floor use. An additional side exit has been created to provide and additional means of escape to the first floor. The first floor is currently under used and does not have separate access.

The infill extension at first floor has been set back to differentiate it from the existing building and retain the corner brick detailing. This creates a clear divide between old and new, to respect the character of the original building.



MATERIALS

Existing external materials:

- White painted brick
- Red Brick

Proposed External walls:

- White painted brick
- Red Brick



Existing Materials



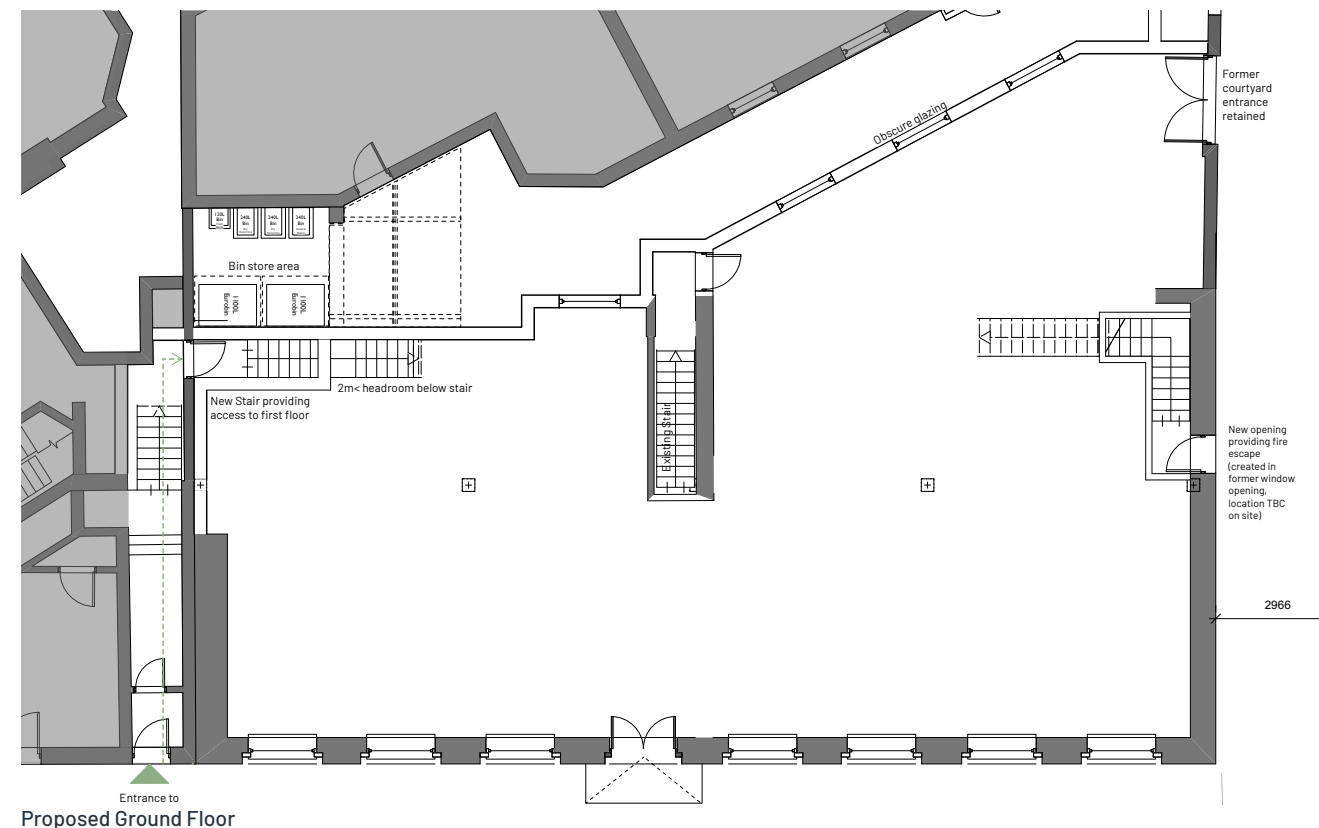
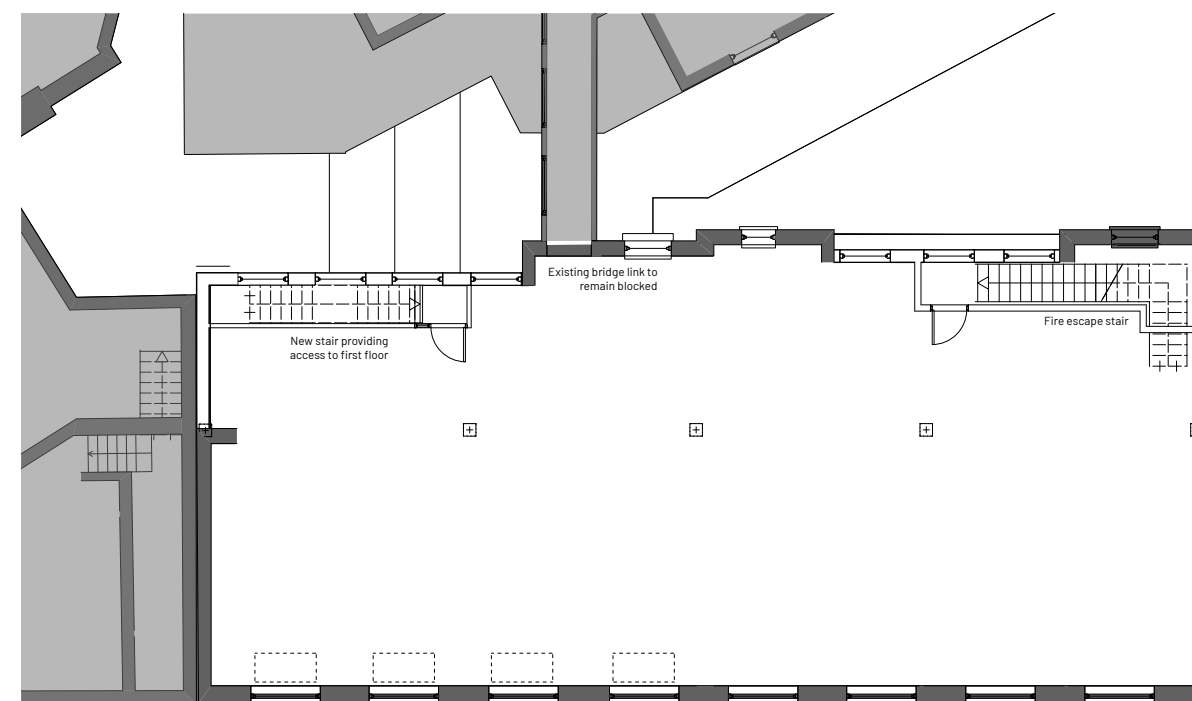
Proposed Materials

4.0 ACCESS

The main entrance to the building has not been changed. A new access route to the first floor has been created via an existing door from the neighboring building. A new fire exit has been provided at the side of the building, to provide an alternative means of escape.

The existing stair to the basement has been reconfigured, with a new internal entrance at the rear provided to the stair.

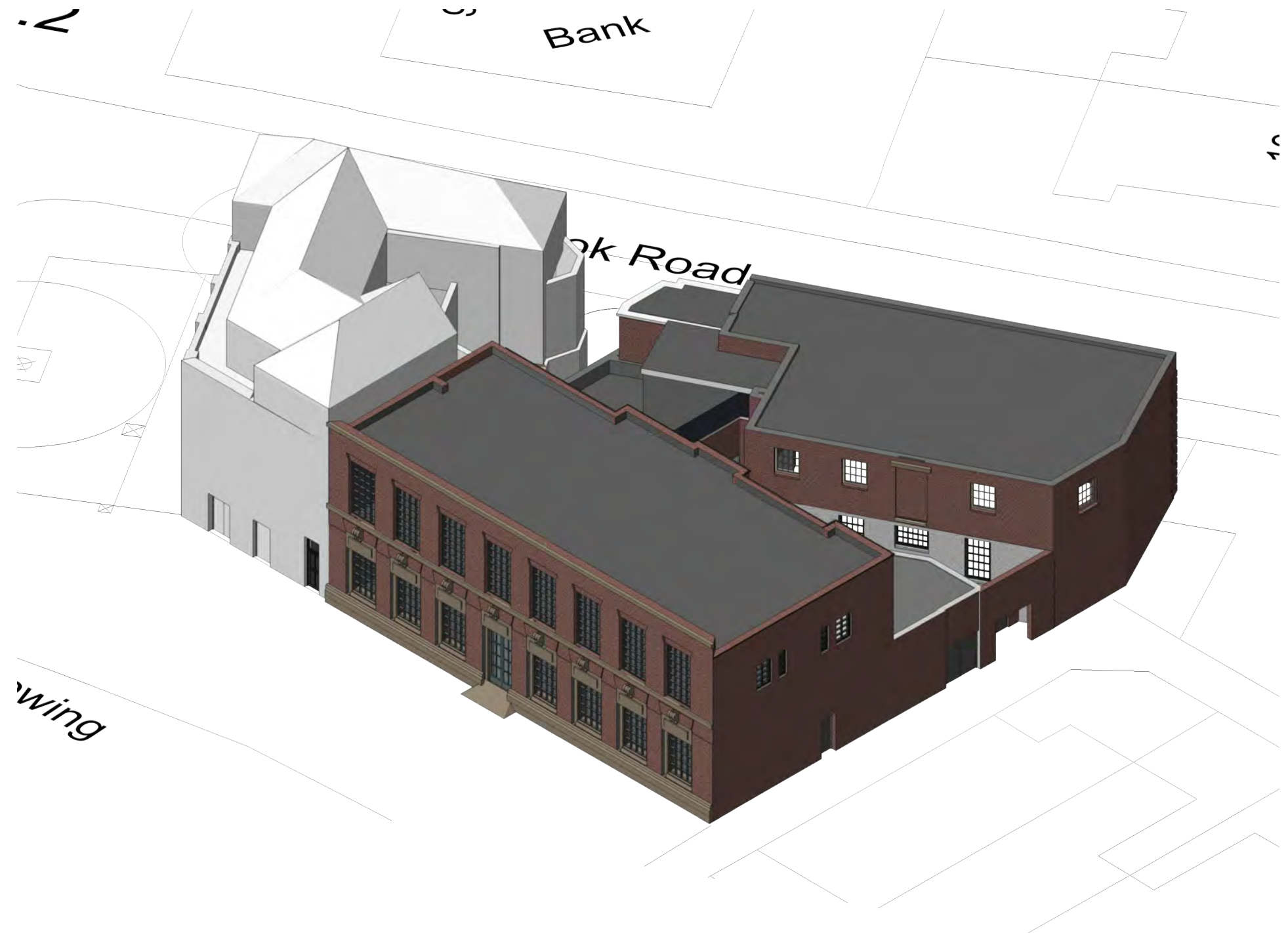
The former entrance to the courtyard has been retained and now provides access to the rear extension.



5.0

SUSTAINABILITY

The proposed changes to the existing building aim to future-proof the building and maintain its viability as a commercial unit. This offers significant savings on embodied carbon when compared to demolition and new-build construction.



Proposed 3D Model

6.0 TRANSPORT

The site has numerous transport links within a 2 minute walk. This includes West Didsbury tram stop, which connects the site to Old Trafford and Manchester City Centre. There are also various bus stops in the immediate area connecting the site to the rest of Greater Manchester and beyond.



Aerial Photo

- Site

— Bus Route

— Train line
- - 2 min walk / 200m

■ Tram

■ Train Station

OLD PLACES • NEW STORIES

ATELIER.MB

ARCHITECTURE + HERITAGE

**AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW**