Proposal: Proposed installation of new external flue at the rear of the maintaining the existing flue pipe on the side of the property including installation of a new internal shutter to the side of the property.

Location: Rear Of 595 Cheetham Hill Road, Manchester, M8 5EJ

Design and Access Statement

1. Introduction

This Design and Access Statement is submitted in support of a planning application for the installation of a new external flue at the rear of the property, retaining the existing flue pipe on the side, and incorporating a new internal shutter to the side of the property. The proposal seeks to improve the functionality and safety of the property while ensuring minimal visual and environmental impact on the local area.

2. Site Context

The site is located at the rear of **595 Cheetham Hill Road**, a mixed-use area with both commercial and residential properties. The property currently features an existing external flue pipe on the side, which is to be retained.

- **Location Address:** Rear of 595 Cheetham Hill Road, Manchester, M8 5EJ
- **Surrounding Context:** Predominantly commercial properties along the main road, with residential units nearby.
- **Access:** The site has rear access via a service lane and side access from the property itself.

3. Design Proposal

The proposal consists of:

1. **Installation of a New External Flue:**
    - A new flue will be installed at the rear of the property to meet updated safety and operational standards.
    - The flue will be constructed from durable, heat-resistant stainless steel and will be painted in a neutral colour to minimize visual impact.
2. **Retention of the Existing Flue Pipe:**
    - The current flue pipe on the side of the property will remain unchanged as it continues to serve its functional purpose without requiring modification.
3. **Installation of a New Internal Shutter:**
    - A shutter will be installed internally on the side of the property to improve security and functionality.
    - The shutter design will align with the property's existing architectural features and maintain the character of the building.

Key Design Features:

- **Materials:** Stainless steel flue with a powder-coated finish to ensure durability and weather resistance. The shutter will be made of galvanized steel, painted to blend with the property's existing décor.
- **Visual Impact:** Efforts have been made to minimize the visual impact of the new flue by positioning it at the rear of the property, away from public view.
- **Sustainability:** The materials used for the flue and shutter are environmentally friendly, durable, and require minimal maintenance.

4. Access and Inclusivity

The proposal does not affect the accessibility of the property for its occupants or visitors.

- **Pedestrian Access:**
  The flue installation at the rear and the internal shutter will not interfere with pedestrian access to the property or surrounding areas.
- **Service Access:**
  Access to the rear of the property via the service lane remains unaffected, ensuring maintenance of the flue is straightforward.
- **Safety Standards:**
  The flue installation will comply with all relevant building and safety regulations, ensuring safe operation and environmental compliance.

5. Impact on Local Area

1. **Visual Impact:**
   - The new flue is positioned at the rear, ensuring minimal visibility from public areas.
   - Retention of the existing side flue ensures no additional visual changes to the property's side profile.
2. **Environmental Impact:**
   - The new flue will meet modern emission and efficiency standards, reducing potential environmental impact.
3. **Community and Economic Impact:**
   - The proposed changes will support the ongoing functionality of the property, contributing to local business operations.

6. Compliance with Planning Policies

The proposal aligns with local planning policies by:

- Enhancing the functionality of the property without detracting from its character or the character of the surrounding area.
- Ensuring the development is sustainable, safe, and visually unobtrusive.

7. Conclusion

The proposed installation of a new external flue at the rear, the retention of the existing flue on the side, and the installation of an internal shutter will enhance the property's

functionality, safety, and compliance with modern standards. The design minimizes visual and environmental impact while maintaining accessibility and safety for all users.

This Design and Access Statement demonstrates our commitment to delivering a practical, sustainable, and unobtrusive solution that benefits both the property and its surrounding environment.