



Design & Access Statement

029- 00A

20-32 Bury Old Road

Manchester

M8 5BN

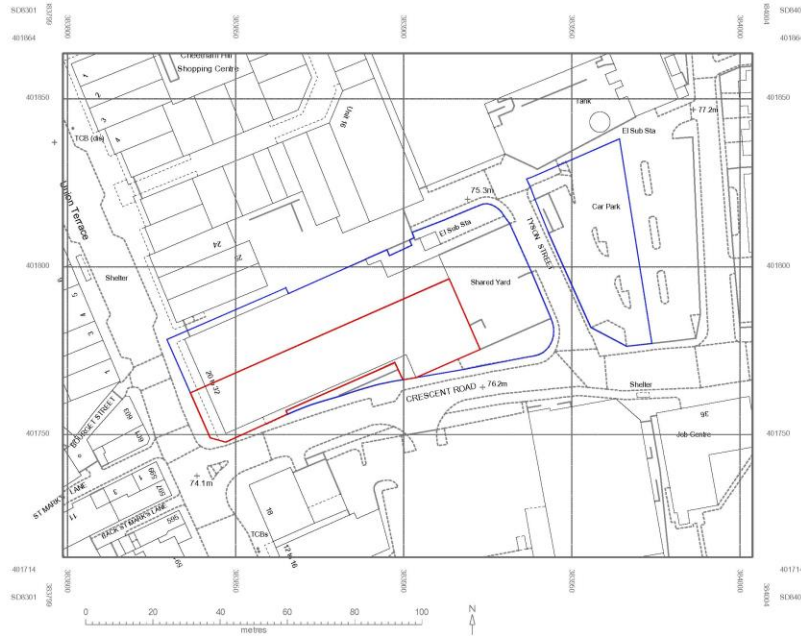
Design and Access Statement – Istanbul Supermarket, 20-30 Bury Old Road

Site Background

The Design and Access Statement for 20-32 Bury Old Road outlines that the site is located in Cheetham Hill, about 2.9 miles north of Manchester city center, near the Salford boundary. The property, previously a Poundstretcher store, became Istanbul Supermarket in 2022. This well-established grocery store specializes in Turkish groceries and offers a range of fresh produce, meats, and other specialty items not commonly found in mainstream stores. Istanbul Supermarket serves as an essential business in the local community, meeting the demand for niche foods that cater to the area's diverse population



The property is located at the right end of a row of two properties, with an Iceland Supermarket on the left and a Noor Supermarket on the right. It is situated on a commercial parade lined with various shops, restaurants, and takeaway food outlets on both sides of the road. The main access is from Bury Old Road, with additional access from Crescent Street.



This drawing is not a measure representation and should not be used for any purposes other than planning. Do not scale from, or use this drawing for construction.

The contractor is to complete the detailed design for the purpose of construction and building regulations approval.

The Structural Engineer to carry out full assessment of scheme and provide all calculations for building control approval prior to starting construction.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record.

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20/00/00	First Issue For Comment	Revision
Date	Comment	
Project Title PROPOSED GLAZED ENTRANCE TO FIX ON TO EXISTING CANOPY		
Address 20-32 BURY OLD ROAD, MANCHESTER, M8 5BN		
Drawing SITE LOCATION PLAN		
Scale	Date	Drawing no.
1:1250 @ A4	20th FEB 2025	009_01
		07902 677778 tanner@tma.co.uk
46A Greenpark Road, Manchester, M22 4DR COPYRIGHT © 2024 TMA		

Location plan

Operating Hours - Istanbul Supermarket opens from 8am till 10pm for seven days a week.

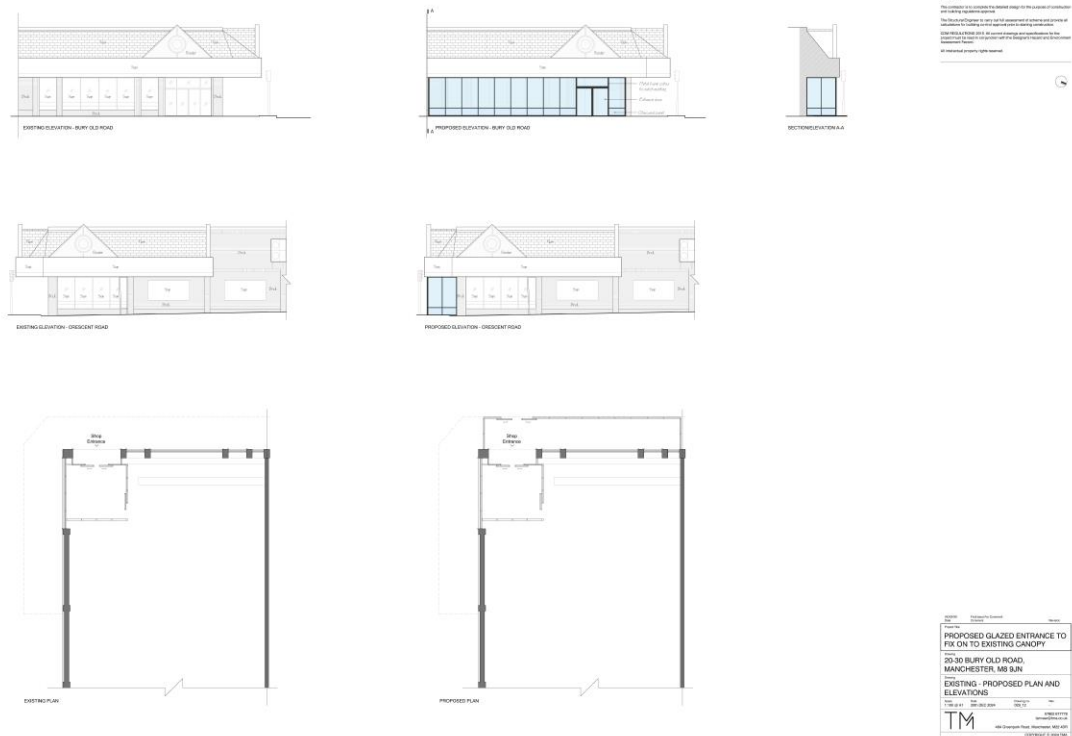
Proposal

The supermarket's building features an overhanging roof that wraps around the front entrance. The client proposes to utilize this overhang to display fruits and vegetables, enhancing the shop's visibility and product offering to passersby. The proposal of automated metal frame doors and glazing fitted beneath the existing overhanging canopy will ensure the safety and security of these displayed goods as well protecting the fruit and vegetable from the droppings of the birds that sit on the trees in front of the entrance.

The design of the proposal will blend with the aesthetics of the building, providing both practical security and as well as enhancing the external appearance of the building. The proposal is in line with a similar project which was granted planning approval 14 November 2024 (Application number 140975/FO/2024). The approved proposal Noor Superstore is located directly opposite Istanbul Supermarket on the opposite corner of Bury Old Road and Crescent Road.



Photo of Noor Superstore.



Existing and proposed plan and elevations drawing.

Justification and Precedents

The proposed entrance design has been carefully crafted to complement both the building itself and the surrounding architecture along Bury Old Road. The design takes into account the character and scale of neighboring structures, ensuring that the new entrance integrates seamlessly with the existing streetscape. Similar installations have already been approved for other commercial properties with close proximity to the site, such as Noor Supermarket and Istanbul Grill Restaurant, reinforcing that this type of addition is consistent with the character of the neighborhood. Furthermore, the enhancement of the supermarket entrance will provide a direct benefit to both the supermarket and its customers, enhancing the food hygiene, safety, and security while offering the opportunity for greater product exposure in a high-traffic area.

The proposal aligns with Manchester Citywide Development Control Policies DC14.1 and DC14.2, which emphasize high-quality design, respect for local context, and the enhancement of the public realm. By adhering to these policies, the entrance will not only improve accessibility but also contribute positively to the overall visual appeal and cohesion of the area.

Conclusion

The site's location on a prominent arterial route is a significant factor in the Council's objective to enhance the visual appeal and overall aesthetic of this key thoroughfare. In response, the proposed design adheres to established design principles that align with both the policy (DC14.1 and DC14.2) and the strategic goals set forth for this area, ensuring that the development contributes positively to the urban landscape while complementing its surrounding.

The proposal will improve the presentation of the store while ensuring the security of displayed goods. The addition will be consistent with the aesthetic and functional elements of the surrounding area, contributing positively to both the supermarket's operation and its customers' shopping experience.