

Design & Access Statement
(96)001 PL0

For

9 Lane End Road
Manchester
M19 1WA

(03.12.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

Ahmed Choudhry
NADA Architects
169 Kingsway
Burnage
Manchester
M19 2ND
Tel: 07974 735527
E-mail: ahmed@nadaarchitects.com

2. Introduction

NADA Architects have been appointed by Omar Rabea to produce this report, which aims to provide information on the existing site and the development works to the site at 9 Lane End Road, Manchester, M19 1WA.

The property sits within an established shopping district of Heaton Mersey where there is a diverse mix of businesses types and residents in the area. There are numerous properties with residential accommodation and flats above commercial premises. There are numerous residential dwellings on adjoining streets off Burnage Lane and Kingsway itself.

The site is very close to Kingsway which is a main arterial route into Manchester City Centre.

There is no off street parking available within the site.

The site has a very small rear back yard due to the site being extended and developed historically. This is where the bins are currently located within the site boundary. There is a rear entrance door which is used for servicing of the premises.

3. Proposal

The application relates to a planning application for an existing building which is used as a hot food takeaway (Sui Generis) with independent flat (C3 use) above. The flat has its own entrance from the front which is to be retained. The proposal looks to retain the ground floor unit as a hot foot takeaway but to install a new shop front and façade.

The remainder of the proposal looks to add a loft dormer to the rear and create separate office accommodation for the benefit of the ground floor business.

The existing flat at first floor will remain but will be redesigned to ensure independent access and protected staircore.

The existing flue to the rear is also to be retained for the new takeaway that will be created on the ground floor.

The proposal also looks to clad the front façade with a composite cladding laid vertically which is part of the design concept for the food business.

The other element of the works is to amend the roof of the single storey element to the rear which is of poor state of repair as current. This will be replaced with a lean-to roof.

The overall site area is approximately 0.0187 hectares (187m2).
The existing GIA of Sui Generis ground floor unit is 1420sq.ft (132m2).
The proposed GIA of ground floor unit will remain unchanged 1420sq.ft (132m2).
The existing GIA of the first floor flat is 635sq.ft (59m2).
The proposed GIA of the first floor floor flat is 548sq.ft (51m2).
The proposed GIA of the second floor office space is 398sq.ft (37m2).

4. Bin Storage

Currently, there is bin storage located to the rear of the site which is fully accessible. The proposed bins will remain in this location as it seems practical to maintain the arrangement. Waste can be managed by specialist waste management firm for weekly collections serving the ground floor unit. The residential flat would follow the weekly domestic waste bin collections by the local authority.

5. Conclusion

We would like the support of the local authority for this application as it would:

- Make better use of the commercial unit and meet their demands
- Create quality office accommodation to benefit the business operations of the ground floor Sui Generis Unit
- Create an improved building with a new structure to the rear which would be all to current building regulations.
- Maximise the potential of the site for the future.