Design and Access Statement

53 MANCHESTER ROAD M21 9PW

m83 Architecture| Interior design | project management

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1. Introduction

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Introduction

This Design and Access Statement has been coordinated by m83 associates on behalf of Mr Hussain. The statement accompanies a detailed planning application for the refurbishment of the premises along Manchester Road. Erecting a rear single storey extension.

The following drawings and documents have been submitted as part of the application :-

P1 – Location Plan
P2 – Existing and Proposed Site Plan
P3 – Existing and Proposed Ground Floor Plan
P4 – Existing and Proposed First Floor Plan
P5 – Existing and Proposed Front Elevation
P6 – Existing and Proposed Side 1 Elevation
P7 – Existing and Proposed Rear Elevation
P8 - Existing and Proposed Side 2 Elevation

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2. Site + Surrounding

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2. Site + Surrounding

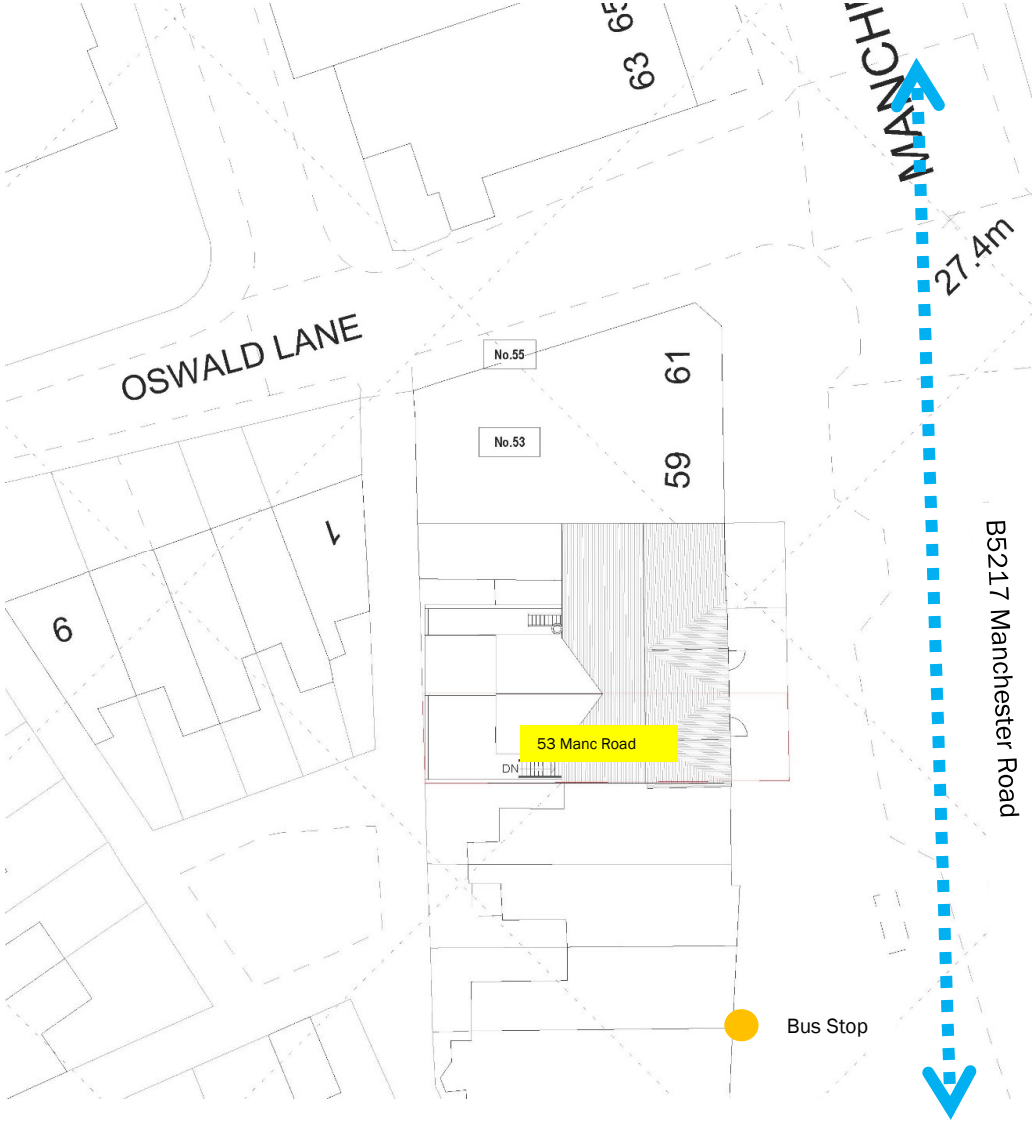
The premises are located 53 Manchester Road within the District of Chorlton in South Manchester The premises comprises of tea shop at the front with residential apartments at the rear and on the first floor level.

The building is not locally or nationally listed and is not situated in a conservation area.

The premises are located in a highly sustainable and accessible location. Long bus services run along Manchester with a number of bus stops located within easy walking/cycling distance to and from the site.

Off street parking is provided for the unit.

The Chorlton bus station is situated on Barlow Moor Road 0.4miles from the application site approximately a 15minute walk.



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3. Planning History

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3. Planning History

- **16th June 2009**

Reference 089882/F0/2009/S1

Retrospective application for a single storey rear extension to form additional living accommodation

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4. Proposal

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4. Proposal

Tea Hive has been operating in the same location for over 10 years, an established business in Chorlton was one of the first of its kind within the area.

For a number of years the premises has not had any works undertaken. As a result the front façade is outdated and is in need of repair.

Front Façade in need of repair

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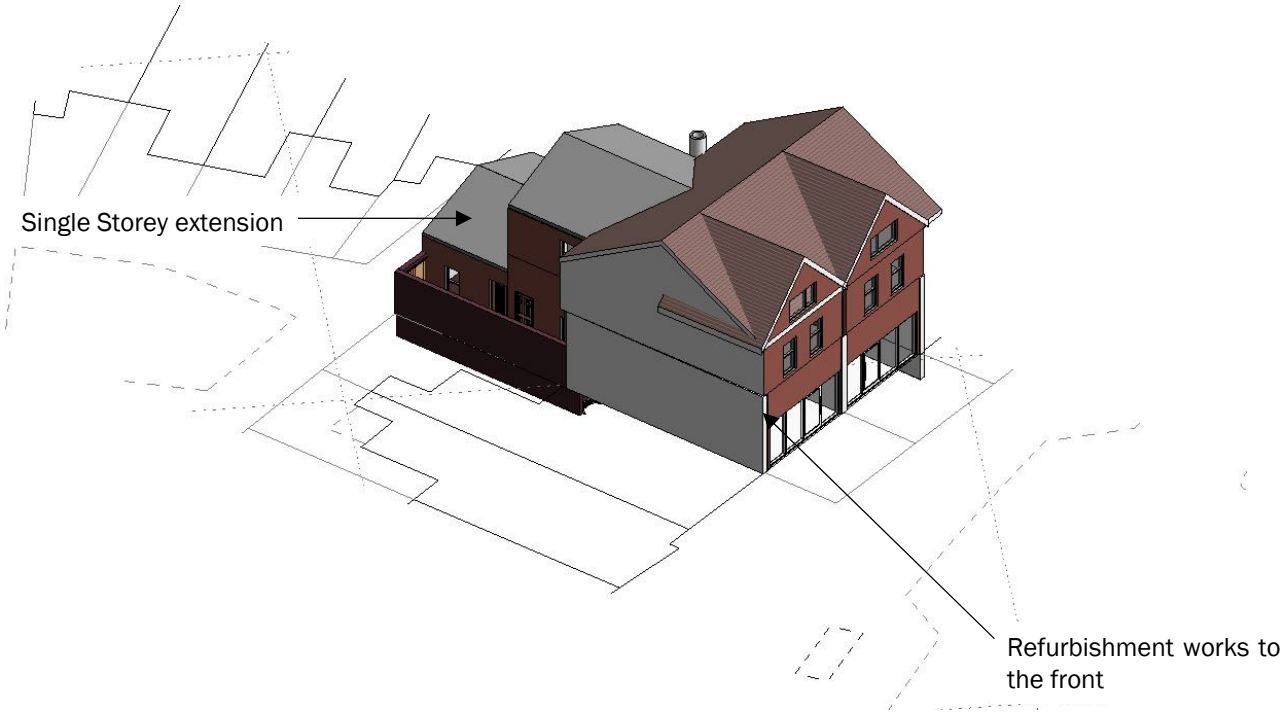
4. Proposal

It is anticipated that a reconfiguration of the internal layout would promote the business in a positive manner attracting more people.

Internal spaces and circulation will be reconfigured so that they comply with Building Regulations.



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5. Planning Policy Context

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5. Planning Policy Context

National Planning Policy

National planning policy is encompassed in the National Planning Policy Framework, published in March 2012. Local Authorities are required to take its contents into account when preparing their Development Plans and also when making decisions on planning applications and appeals.

It sets out in a comprehensive document the Governments economic, environmental and social planning policies for the country and requires that the planning system must play and active role in guiding development to sustainable solutions.

A presumption in favour of sustainable development is central to the NPPF. It states that without economic growth a sustainable future cannot be achieved. A set of 12 core principals are set out in paragraph 17 which, amongst other things, seek:-

Planning should proactively drive and support the sustainable economic development that this country needs making sure that every effort is made to identify and meet the housing, business and other development needs of an area.

Planning policies and decisions should make every effective use of land and encourage multiple benefits for the use of land.

Planning policies and decisions should actively manage patterns of growth fullest use of public transport, walking, cycling.

Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
Support transition to low carbon future in a changing climate, including encouraging the use of renewable resources.

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5. Planning Policy Context

Section 2 refers to the need for recognising town centres as the heart of communities and ensuring their vitality. It seeks to promote competitive town centres through the provision of customer choice and a range of suitable uses reflecting the individuality of the centres.

Section 4 sets out the Government's guidance in respect of transport. It recognises that quality of life and sustainable development depends on transport and easy access to jobs, shopping, leisure facilities and services. It stresses the need for safe, efficient and integrated transport system, balanced in favour of sustainable transport modes giving people real choice.

Section 7 relates to design aspects of development and Paragraph 56 states that,
Good design is a key aspect of sustainable development and is indivisible from good planning'

Policies and decisions should ensure development functions well and adds to overall quality of the area, create attractive places to live, optimise the potential of the site, respond to local character and,
'Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'

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6. Conclusion

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6. Conclusion

The proposals is to extend the ground floor premises, a single storey rear extension and internal configuration of the floor.

The proposals would not detract away from the architectural aesthetics of the building, thus maintaining its positive effect on the local area and complying with policy EN1.

In view of the above, it is considered that a proper assessment of the proposal reveals that is complies with the relevant national and local planning policy and that planning permission should be granted.

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