



**Design & Access Statement
(96)001 PL0**

For

**157 Mount Road
Manchester
M18 7QT**

(14.02.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr Sarkaw Azizi to produce this report, which aims to provide information on the existing site and the retrospective development works completed at 157 Mount Road, Manchester, M18 7QT.

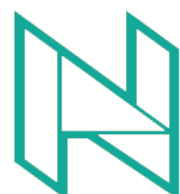
The named property sits on a prominent location on the corner of Mount Road and Heathcote Road and is an end of terrace commercial property with residential flats above. It is within a local shopping area of Gorton where there are a select few business types within the 3no. parades of commercial units on Mount Road. The remaining surrounding context is a mix of residential but mainly commercial business premises.

There is existing communal bin storage yard for the commercial units to the rear of the site accessed via a secure genal which only the occupants whose properties connect to the rear have access to the key. There is limited on street parking to the front but no off-street parking is available.

The property had been run as a hot food takeaway prior to December 2023 for at least 14 years by a previous operator. The applicant refurbished the property from a hot food takeaway (Sui Generis) to Local Corner Shop (Class E) in December 2023 where he had erected the front canopy to the front and side of the property. This was required by the applicant as shelter for the fruit and vegetables. Therefore, this application is a retrospective planning application for the change of use with the erection of the front and side canopy.

The shop windows/doors remained as existing so no elevational changes were made other than the front and side canopy.

There is a shared rear yard where the bins are stored. This is indicated on the attached plans for your assistance.



The overall site area is 153m². (Unchanged)

The existing building has a GIA of 764sq.ft (71m²). (Unchanged)

5. Justification for Proposed Development

The proposal is well suited for this use and has been welcomed by the local community since opening in December 2023. The previous hot food takeaway was not successful, hence the change to the local corner shop.

The opening hours are reduced compared to a hot food takeaway which would have less impact on the local area in terms of noise and disturbance.

6. Hours of Operation

The opening hours as proposed are as follows:

- ◆ Monday -Sunday 8am till 10pm including bank holidays

7. Security Measures

The site is secured with roller shutters to the front which are existing. CCTV is already installed as existing to manage any anti social behaviour inside and out of the premises. This will assist the local police for any crimes committed in and around the development site.

8. Bin Storage

Bin stores are indicated on the site plan attached, situated at the rear of the premises. This is the existing bin storage location and is to remain the proposed arrangement.

9. Conclusion

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

- Support local businesses within a strong residential community
- Reduce impact on local area from hot food takeaway business which typically would be open much later into the evening.
- Change the use to create an improved community facility

