m83 Associates Ltd
Architecture | Interior Design | Project Management

199A Fog Lane M20 6FJ

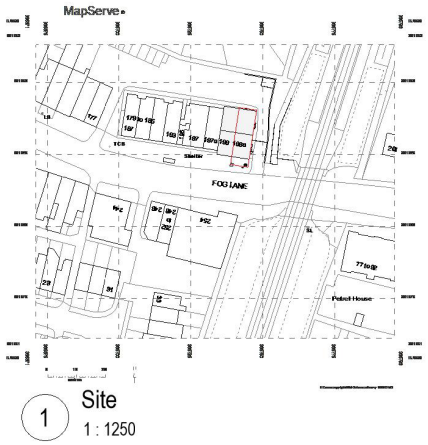
Design and Access Statement

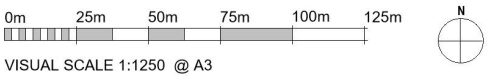
Architects Registration Board
REG NO: 110084A

RIBA
Client Adviser

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Site name: 199A Fog Lane M20 6FJ





Existing

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 Fog Lane, Manchester with a number of bus stops located within easy walking/cycling distance to and from the site. The premises is close to Burnage Train Station.
Offstreet car parking is situated to the rear of the property via gated access.
The restaurant has been closed for a period of 2 months, prior to that was fully operational and has all the relevant equipment – mechanical extraction to comply with Building Regulations. In addition there is a commercial bin and cycle store at the rear of the premises and again complies with the requirements stated within Building Regulations. Bin collection will be carried out by a private company on a weekly basis at 07:00.



1 Front Existing Perspective 2



Existing Restaurant interior



Existing Restaurant exterior in need of an upgrade.



Bins obstructing side access to the rear of the premises.

Proposed

The client is looking to refurbish the interior of the premises that includes rebranding the restaurant to appeal to a diverse range of people within the area. Works include an upgrade of the kitchen and dining facilities. The side elevation of the building will be rendered and depict artwork creating a feature wall that would attract attention from people passing.
A single storey extension would be erected to the front increasing the existing seating capacity, increasing business. Signage on the exterior would help advertise the business and ensure the premises stands out along the high street.

We are working closely with the local authority to ensure the scheme is in keeping with the area. Trees planted along the street will be maintained and be included within the works. The neighbourhood team at Manchester City Council have advised trees would be maintained as part of their scope of works with waste bin and planters removed to make way for the new extension.

The café/restaurant seek to compliment the main retail function of the area rather than detract from it. The restaurant will be patronised by local residents and do not rely upon or seek to encourage business from further afield. As a consequence the vast majority of customers travel on foot.
There would be no amplified music within the premises and appropriate ventilation, extraction and sound insulation measures are provided. The hours of operation would be:-

Sunday	12 pm–9 am
Monday	4–10:30 pm
Tuesday	4–10:30 pm
Wednesday	4–10:30 pm
Thursday	4–10:30 pm
Friday	12–11 pm
Saturday	12–11 pm



2 Front Proposed Perspective 2