Design and Access Statement

ERECTION OF PATIO ENCLOSURE

178 BURTON ROAD WEST
DIDSBURY
MANCHESTER
M20 1LH

REF: G.1576 – DAS

1.0 INTRODUCTION

1.1
Having regard to Manchester City Councils development plans and the provisions of the General Development Order, we recognise the need for the Design and Access Statement to have proportionality with the scheme that is being proposed.

1.2
The Design and Access Statement is in support of the submitted Planning Application.

1.3
The property referred to in the application is located on Burton Road West and is an end of terrace commercial property. It is within a local shopping area where there is a varied selection of shops and eating establishments.

The premises have been used as a Chip Shop business with hot food takeaway and restaurant facilities for a number of years.

The shopfront is of a traditional style with a large set of bi-fold doors which allow access onto the front forecourt area. The forecourt provided a small area where tables and chairs could be set out in good weather.

2.0 DESIGN STATEMENT – CHARACTER, LAYOUT AND SCALE

2.1
The design concept will create a lightweight structure covering the existing forecourt area. The structure will be constructed from aluminium framing to the sides and roof. The front and side elevations will have retractable clear pvc blinds. The roof will also have a retractable canvas roof that can be opened in good weather.

2.2
The original shopfront containing the bi-fold door set will be retained. The existing shop front fascia sign will also be retained to retain the existing character of the building facade.

2.3
The design of the patio enclosure has been based on the styling of similar installations to other restaurants and cafes on Burton Road.

2.4
The proposed elevations clearly illustrate the size and scale of our proposal in relation to the existing built context. The proposed drawing illustrates that our proposal has a considered approach.

3.0 COMMUNITY SAFETY

3.1
The proposal is not considered to have any significant adverse effect on community safety.