



Ref: 2320-2

Design and Access Statement



190 Burton Road

Manchester

M20 1LH

General Design Philosophy and Approach

Introduction

This statement outlines the design intent behind the proposed single-story extension at the rear of 190 Burton Road, and enhancement of the shop front.

Context

The restaurant facility at this address has remained vacant for 18 months, partly attributed to its limited ground floor size, which pales in comparison to the more expansive spaces of adjacent and neighboring establishments on Burton Road. Observably, most nearby bistros and restaurants have significantly benefited both the local community and economy by expanding their ground floor through rear extensions.

Our proposal is driven by a desire to:

- Amplify the capacity and functionality of the existing restaurant space
- Augment the visual appeal of 190 Burton Road
- Contribute to the ongoing vibrancy of Burton Road, emulating the success of neighboring establishments

Single Story Extension at the Rear

We propose to extend the restaurant into the rear courtyard. This extension will:

- Be minimally visible from the public street, ensuring no disruption to the Burton Road streetscape.
- Not impact any biodiversity or geological conservation features.
- Be in harmony with the architectural essence of the original building, employing similar construction materials.
- Post-extension, we project an employment of 7-10 staff and a revitalized dining ambiance with enhanced seating space.
- Not require a change of use on the ground floor.
- The first floor will remain unchanged.

Although fixtures and fittings have been removed, the ground floor restaurant consisted of a kitchen, bathroom, a seating area and access to the rear courtyard.

Historical Context: For over a quarter-century, the public has had no access to any part of the rear proposed development area. It has always been maintained by the property owner and business owners of 190 Burton Road. There is no public access to the rear proposed development area from the entrance at the front of the premises nor from the sides nor from the back alleyway. There are no walls partitioning any area of the rear courtyard within the proposed development area.

Party Wall

The proposed changes will not affect any party wall.

Ground Floor Folding Doors

The current shop front, untouched for 14 years, shows signs of wear and damage (outdated wood panels, peeling paint, graffiti and a cracked window). Our proposal is to replace the existing window and door with new bi-fold glazed doors. The new bi-folding door would not disturb or abuse the eye and would not become an obstacle. This change will:

- Infuse modernity into the facade while respecting the area's character.
- Improve approachability and positively influence the streetscape.
- Offer a practical solution to the existing wear and damage.
- Bring it up to standard and positively improve the appearance of the building.

Operational Aspects:

The bi-folding doors are to be kept closed after 22:00 hours at night until opening the following morning. The bi-folding doors will be acoustically sealed and only background music shall be played whilst the bi-folding doors are open.

Extractor

A new RS PRO Commercial Fan with fixed grilles are proposed to be installed at the rear elevation. See Document Ref: 2320-E

- Wall mounted.
- Meets the requirements of building Regulations Document F.
- Low noise

Specifications	
Attribute	Value
Function	Extraction
Fan Type	Axial Fan
Air Flow	190 L/s, 259L/s
Noise Level	50dB
Mounting	Wall Mounted, Window Mounted
Face Diameter	260 mm, 280 mm
Supply Voltage	230 V ac
Duct Size	230mm
Special Features	External 2 Speed Reversible On/Off Control
Configuration	Square

Conclusion

The proposed single-story extension at 190 Burton Road reflects a thoughtful and coherent design approach that aims to invigorate a vacant premises into a contemporary dining space, harmonious with the fabric of Burton Road's thriving bistro and restaurant scene. Through the proposed development, we are embracing not only the aesthetic value of the street but also its economic potential, promising the return of a vibrant dining facility that would contribute positively to the local economy.

By comparing the current state of the premises to its neighbours, it becomes evident that this development is not just about expanding a space; it's about rejuvenating an underutilized asset, potentially benefiting both the community and the economy. The proposed design and access features aim to ensure inclusivity, accessibility, and a positive contribution to Burton Road's established milieu.

We are confident that granting planning permission for this development will result in tangible benefits for residents, businesses, visitors, and the wider community.

Should you require any additional information or clarification, please do not hesitate to contact us at your earliest convenience.



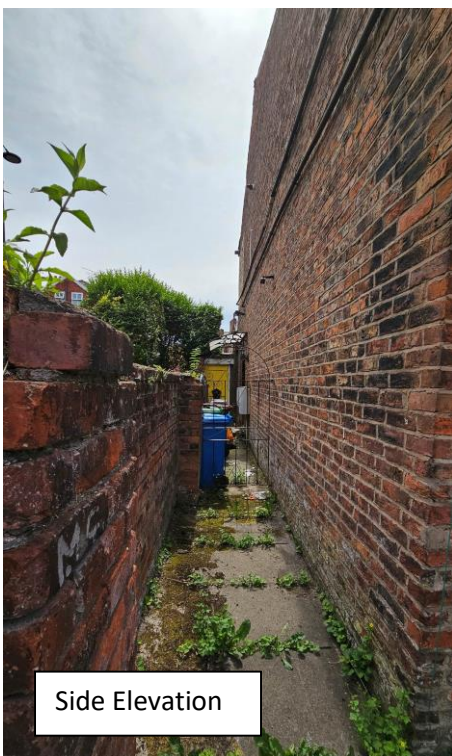
Burton Road around early 90's

The above photo shows the side strip has had no public access for a quarter of a century.

Photographs of Site



Rear Garden: the rear courtyard includes the side strip of land and has no public access.



Side Elevation

side strip is closed off from the front and the rear, hence no public access for a quarter of a century.



Front elevation



Rear/Side elevation/Garden