



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

For

**936-938 Stockport Road
Manchester
M19 3NN**

(06.11.23)

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 Kingston Estate Uk Ltd to produce this report, which aims to provide information on the existing site and the proposed development works at 936-938 Stockport Road, Manchester, M19 3NN.

The property sits on a prominent location on the corner of Stockport Road and Albert Road in the heart of Levenshulme shopping district. This was previously used as a wine bar. It is a highly exposed location in this extremely busy shopping district. The shopping area consists of a range of numerous business types from hair salons, food businesses, coffee shops and a number of retail businesses. Overall, it is in the heart of this vibrant shopping district of Levenshulme.

3. Design Proposal

The proposal is to change the use from (936 Stockport Road - Sui Generis) Wine Bar to (Class E) Retail Unit. 938 Stockport Road which was a charity shop is already Class E use. The principle business use is proposed to be franchise butchers for passing trade and public. The franchise is a well known national business operation with approx. 25 branches across the country.

The upper floor is proposed to be used as further display fridges for all sorts of meat including lamb, chicken and fish counter.

The proposal doesn't look to make any external alterations other than the new signage as proposed and painting the new external render already completed on site. The external alteration works approved under submission 124089/FO/2019 have been completed with small cosmetic works remaining.

There is one main meat prep area proposed with large store rooms, cold rooms and the remainder will be mainly display for retail sales. There are staff WC's proposed to ground and first floor.



The main entrance door will remain in its current location.

The rear yard area will be used for bin storage and staff use.

The overall site area is approximately 0.0496 hectares (496m²).

The existing building has a GIA of 5683sq.ft (528m²).

This is unchanged for the proposed use as there are no extensions proposed.

4. Hours of Operation

The proposed hours of operation for the proposed business are as follows:

- ◆ 08:00-22:00 7 days a week including public holidays

5. Security Measures

The site proposed will benefit from CCTV installation internally and external mounted cameras for surveillance. This will assist with any anti social behavior in the area and its context.

6. Parking

We would expect many of the customers to be parking on street as they currently do when visiting the shopping district. Many of which would use public transport also with Stockport being a main arterial route.

7. Bin Storage

Bin stores are indicated on the proposed site plan, situated west of the rear yard boundary. This is the most appropriate location to enable Biffa to collect waste in the most efficient manner possible. Access can be provided on a permanent basis for collection days and arrangements agreed with the local authority prior to operation of the site.

The bin enclosure will be made from vertical timber cladding.

8. Conclusion

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

- Change the use to create a quality butchers in this prominent location
- Create jobs in the area
- Regenerate and create greater activity within the vicinity of the building and its surrounding businesses.

