



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

For

**155 Fog Lane
Manchester
M20 6FJ**

(20.09.23)

1. Introduction

NADA Architects have been appointed by Mr Saeed Akhtar to produce this report, which aims to provide information on the proposed works for the site at 155 Fog Lane, Manchester, M20 6FJ. The proposal is to demolish the existing odd shaped single storey rear extension and to then erect a new single storey rear extension with materials to match with the existing building to the existing pharmacy.

This Design and Access Statement aims to demonstrate that the proposal presented responds to site context, access, orientation, and architectural detail in a thoughtful and formal design process.

The building is comprised of a ground floor pharmacy with storage on the upper floor. The ground floor is where the main business operates from with a dispensary in the mid section and dispensary storage to the rear within the existing extension.

The existing rear extension is an odd structure built at approx. 30 degree angle off the rear wall and is erected with concrete panels, therefore, is of poor quality and aesthetic.

There is an existing side/rear access door leading to the rear yard which is to be retained as current. There is no off-street parking available within the site but there is ample on street parking in front of this parade of shops and on all adjoining roads. The side gate serving the rear yard has been used as the main service access for bin storage.

The building in question has been operating as a pharmacy for a number of years now in this location and sits within a busy shopping district on Fog Lane.

The overall site area is approximately 1862 sq.ft (173m²).

The existing GIA of the entire building is 1431 sq.ft (133m²).

The proposed GIA of the entire building is 1528 sq.ft (142m²).

2. Design Proposal

We are looking to demolish the existing rear extension and build an improved rear extension but deeper in length to accommodate the dispensary storage requirements of the pharmacy. Also, there is a need for improved WC and kitchenette facilities which have now been included within the new extension proposal.



The proposal is a simple flat roof extension with 2no. skylights integrated for natural light penetration. The proposal does not look to change the shop front.

There are no other external changes as part of the scheme other than the proposed rear extension.

3. Opening Times

Monday to Saturday 9am till 6pm, 6 days a week. This is not to be affected and remains as current.

4. Security

Monitored CCTV is installed across the whole of the premises and will continue to be maintained as part of the business operations.

6. Conclusion

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

- Assist this local pharmacy to better serve the local community with improved facilities and capacity to store large quantity of medication
- Provide an improved extension improving the efficiency of the business

