



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

For

**Nova Dental
566 Stockport Road
Manchester
M12 4JJ**

(01.06.22)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

Ahmed Choudhry

NADA Architects

169 Kingsway

Burnage

Manchester

M19 2ND

Tel: 07974 735527

E-mail: ahmed@nadaarchitects.com

2. Introduction

NADA Architects have been appointed by Dr Hasan Mahmood to produce this report, which aims to provide information on the existing site and the proposed development works at 566 Stockport Road, Manchester, M12 4JJ.

The property sits on a prominent location on Stockport Road and is a mid terrace commercial property. It is within a busy shopping district of Longsight and a short distance from Stockport Town Centre where there are a various hot food takeaways, restaurants and retail units with commercial business premises of all types.

There is existing bin storage to the rear yard area with access via Dencombe Street.

There is no street parking in front of the premises apart from after 7pm which is the arrangement for most of the surrounding properties.

The existing dental practice (Class E) has been operating for many years and currently still in operation. The proposal for the applicant is to refurbish and rebrand the entire business operation and building with it now being outdated needing modernisation as a business.

The instruction is to reconfigure the entire property and create a new loft conversion with rear dormer window and single storey rear extension to create added accommodation to benefit the business demands. The shop front is also to be renewed to create a modern./fresh look dental practice. There are some small external elevational alterations also.

We are also looking to replace the existing signage where the details are all shown on the attached drawings to this submission.



The overall site area is approximately 0.012 hectares (120m²).
The existing building has a GIA of 1689sq.ft (157m²).
The proposed building has an overall GIA of 2185.ft (203m²).

3. Background

The building is well suited for this use with the various business types that can compliment them also with the new addition. The internal floor area is to accommodate improved staff and operational facilities including a disabled WC and improved reception seating area for patients.

4. Hours of Operation

The opening hours as proposed are as follows:

- ◆ 8am-5.30pm Monday to Friday
- ◆ Business Closed Saturday, Sunday and Bank Holidays

5. Security Measures

The site will be secured with motorized roller shutters to the front which are existing. CCTV will be installed as part of the works to manage any anti social behaviour inside and out of the premises. This will assist the local police for any crimes committed in and around the development site.

6. Bin Storage

Bin stores are indicated on the proposed site plan, situated at the rear of the premises. This is the existing bin storage location and is to remain the proposed arrangement.

7. Conclusion

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

- Improve the aesthetic of this established dental practice serving the local community
- Provide improved facilities to local patients visiting for health and dental treatments

