

DESIGN AND ACCESS STATEMENT

618 Stockport Road, Levenshulme M13 0RG

Proposed Works to Roof Railings at 2A Stamford Road and Footpath Reinstatement of Footpath outside Unit 618D Stockport Road

For Mr W Choudry

GENERAL

Site History and Background

The site of approximately 250sq m is an existing end terraced two storey building of approximately 100 years old is constructed in brick beneath a tiled roof with a modern ground floor frontage to the two main elevations

Planning was approved 04/07/22 for the retention of separate ground floor units ref 130405

Conditional approval submission was made 24/11/22 ref CDN/22/0622 in relation to the above approval but with drawn 04/01/2023 for description reasons

There is no other known significant planning history

Environs

The building is located on the corner of Stamford Road and Stockport Road junction and near the centre of The Longsight Shopping area

A building at the rear of the premises is now used as a bin store

The site can also be accessed by customers from the front from the main road and from Stamford Road

Condition 7 - Roof Railings at 2A Stamford Road

We are of the opinion that this should not have been made a condition of approval as the railings are over an existing shop unit that that did not require a planning condition

We understand why it was included as the existing railings are of dangerous unacceptable design and an eyesore. They were installed prior to the original application being made and were installed and successful in preventing more of the various break-ins over the flat roofs to the first floor

Our client is prepared to remove the existing multi shaped railings with new modern design railings 1.1m high with balusters at 100mm ctrs to maintain the security of the building across the existing flat roofs

He also agrees to a short timetable for the works to be carried out

Condition 8- Pavement Reinstatement

We can confirm that the fee payment for the reinstatement works has been received by the Highways Department with a delay in the receipt of applicable details requested for approval due the holiday period

We are of the opinion that a 4 months timetable be agreed in order for details to be agreed and the works to be carried

Conclusions

We trust that this information meets with your approval