

## **DESIGN AND ACCESS STATEMENT**

**2-4 Thorp Road, Manchester M40 5BQ  
Proposed Retention of Existing Car Park  
For Mr H Razzaq**

### **GENERAL**

#### **Site History and Background**

The site of approximately 300sq m is wholly owned by the adjacent Plumbers Merchants business and former cinema building and used as a carpark for over ten years  
Application ref 130964 was refused 14/10/2021 relating to the carpark

#### **Environs**

The site on the corner of Cutland Street and Jessie Street presently is an un-demarcated carpark that is mainly accessed from Jessie Street. It is used by the adjacent main building currently a Plumbers Merchants business that is accessed by customers from the north junction of Cutland Street and Jessie Street and also by pedestrians from Thorp Road  
The site is bounded to the west and northeast by commercial premises and to the south and east by two rows of old domestic terraced houses some of whose occupiers also use as a carpark with the owner's permission

#### **Security by Design**

The vacant site is insecure to all sides with level access provided from Jessie Street

#### **The Proposal**

The proposal is to retain the existing site as an un-demarcated carpark in its existing condition with the attached Statutory Declaration proving continuous usage over ten years and we are sure this has been the case for longer

#### **Landscaping**

The existing hardstanding will be retained to all of the area

#### **Conclusion**

We are of the opinion that this established use and a Lawful Development Certificate be issued