

**DESIGN AND ACCESS STATEMENT
REGARDING THE CHANGE OF USE FROM OFFICES TO CONVENIENCE
STORE TOGETHER WITH A NEW SHOPFRONT TO THE PROPERTY OF
10 SWAN STREET MANCHESTER M4 5JN**

USE

The Planning Application referred to on the forms and drawings relate to the property of 10 Swan Street

The proposal involves the change of use of offices to convenience store a (A2 to A1) providing an important retail facility in a mixed-use area currently developing and revitalised, together with giving employment opportunities.

AMOUNT OF DEVELOPMENT

The external appearance of the property will predominately remain the same and is in keeping with the area. The only change to the elevation is the alteration to provide a new access and appropriate shop frontage, similar to properties in the immediate vicinity.

LAYOUT

The internal layout of the property is to be altered as noted and indicated on the drawings, with the provision of a counter near the entrance, together with display cabinets and refrigerators, storage and staff facilities at the rear, together with storage and secure storage in the basement. There is a rear yard, with access behind the properties facing Swan Street.

SCALE OF DEVELOPMENT

The drawings together with the Application documents indicate the areas involved together with the accommodation being provided. Its scale and size is in keeping with the appearance of the existing building, the streetscape and the residential and commercial properties in the immediate vicinity.

LOCAL IMPACT

The proposals are in keeping with the area which is a mixture of commercial and residential. The building is within walking distance of the amenities and transport facilities available in the central area and close to the Manchester Northern Quarter.

SERVICING DELIVERIES

Vehicles of a transit Van type would be making the deliveries. Parking for loading or unloading is to be for a short duration only (approx. 30minutes). Delivery times will be limited to early-morning 07:00 to 08:00 and it is anticipated that there would be 1 delivery per day at a maximum of three times per week. Specific delivery days can be identified and agreed in order that other occupants in the street are aware.

WASTE STORAGE AND DISPOSAL

This is noted on the drawings and more detailed provided in the waste management pro forma.

BICYCLE PROVISION

Secure storage for one bicycle is provided within the premises, with a wall mounted cycle rack provided in the staff area at the rear of the premises.

SECURITY

- All new external fittings such as shutters or doors are to be certified to secured by design standards.
- In addition to the security alarm system and locking devices at the point of entry a HIKVISION 4 point HD CCTV system is to be installed, recording 24 hours per day with a 1 month memory back up. The CCTV system to be capable of monitoring external doorways and all internal spaces.
- Signage to be provided to indicate areas of the premises that are restricted to staff only.
- The staff areas should be access controlled and restricted to staff only.
- dusk to dawn lighting to be installed above the external doors.
- Any new glazing in the external doors to include at least one pane of laminated glass rated asP4A under EN 356.
- Sri badged security on Friday and Saturday nights between 8-4am.

ACCESSABILITY

whole of the ground floor is on one level and easily accessible to users with mobility issues. There is a step up into the premises from Swan Street and it is proposed that a bell push will be provided in a prominent position near the entrance, to be used if assistance is required. Staff to be prepared to provide assistance if required.

CONCLUSION

The proposals would provide an much-needed independent convenience store outlet in a developing area, give employment opportunities and it's appearance is in keeping with the mixed use neighbourhood

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