



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

For

**827 Stockport Road
Manchester
M19 3PN**

(13.05.22)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Noreen Aslam to produce this report, which aims to provide information on the existing site and the proposed development works at 827 Stockport Road, Manchester, M19 3PN.

The property sits on a prominent location on Stockport Road and is an end of terrace commercial property with residential above. It is within a busy shopping district of Levenshulme and a short distance from Stockport Town Centre where there are a various hot food takeaways and restaurants. The remaining surrounding context is a mix of residential but mainly commercial business premises of all types.

There is existing bin storage to the rear yard area with access via Cromwell Grove.

There is on street parking in the area but no off street parking is available which is the arrangement for most of the surrounding properties.

The existing opticians premises (Class E) was closed some time ago and has been vacant since. The proposal for the new occupier is to create a small family run restaurant serving Indian street foods and authentic curries.

The instruction is to utilise PD rights to use the property as a restaurant with this also falling under Class E, the existing use class. Therefore, we are applying for the erection of the external flue extraction system to the rear along with external elevational alterations only.

The planning application does not propose to extend the existing building and the accommodation required has been reconfigured within the existing footprint of the property. As part of the proposal comes the change to the shop front where a new aluminium framed window/door will be installed along with large side facing windows overlooking Levenshulme Village Green south of the site.



We are also looking to replace the existing signage where the details are all shown on the attached drawings to this submission. There is also new signage proposed to the southern gable wall of the premises so the business is visible for oncoming vehicles coming from Stockport town centre.

The overall site area is approximately 0.0106 hectares (106m²).
The existing building has a GIA of 775sq.ft (72m²).
The proposed GIA of the building will remain as 775.ft (72m²).

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 storage facilities, generous open commercial kitchen and generous customer seating area.

4. Hours of Operation

The opening hours as proposed are as follows:

- ◆ 12pm-1am Monday to Sunday 7 days a week

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:

- Bring this vacant building back into occupation and minimise vandalism to the building
- Change the use to create a quality community facility
- Create a quality social venue for local residents to visit

