

Ref DAS863
Design and Access Statement
863-871, Stockport Road,
Levenshulme,
Manchester,
M19 3PW,
July 2022
Design,
Part Change of Use to Convenience Store and Groceries

There is sufficient on and off street adjacent parking on site within the area around the property.

The design was conceived with the inclusion of disabled people to the Ground floor only by the existing level access to the main entrance, disabled access toilet for staff ground floor

- New rear bin area, new cycle store to rear secure, both with service road level direct access

- The design will not affect the highways we are using the existing site area using existing arrangements

The external layout will generally remain the same except to new ground floor the frontage and rear extension

There will be no building external size changes. Rear site bin store area.

All the external finishes will stay the same; Red Brick and metal and UPVC double glazed windows and access door

Amount The development is contained within the existing curtleader.

Layout

Frontage changes new door way as described above,

There will be no visible changes to the external of the property

- The buildings are located within the commercial area on the main road into Manchester from the South we are trying to bring a new up market look to one on the main spine roads into Manchester within the Levenshulme area so to make it more appealing to everyone with a high standard café as well,.

Appearance all existing finishes will match existing

Access as existing.

There is a bus stop within 1.00metre.

There is adequate additional on street parking nearby close by the development for parking as required.

To be read in conjunction with the drawings

SR 863, 20, to 26 inclusive.,.

Planning and Local residence Involvement.

.None to planning at this stage but all existing neighbours have been told These alteration works comply with Design for Access 2(for work within existing properties) all these requirements.

Opening times as per the application.

See attached rear extract specification and noise out put,

Fume extract specification

Addendum for Planning Canopy and Flue Extract system.

A stainless steel canopy extending minimum 250mm beyond the cooking area with integral grease filters , along with a 350mm diameter straight ventilation housing that extends 1.00m above the eaves level with a weather proof integral hood . The main characteristics of the design are to incorporate a second integral filter system within the extract system also a 3rd carbon filtration activation system that removes all the odours , The fan system will be mounted on anti vibration housing incorporating sound baffles to reduce the noise levels to a maximum of 36 decibels, the fan speed will oscillate at between 8 -15 mv, (metres / second extract) culminating in 25 - 30b air changes per hour as required. Furthermore the filters will be easily access able and need to be changed every 3 months to optimize efficiency. incorporating a sump box .External mounted ESP unit and carbon filtration system within the existing first floor area , the flue will then exit through the roof as shown as

The external flue can be painted the same as the external wall cover to minimize its effect within the area.