



## DESIGN AND ACCESS STATEMENT

18/06/2022

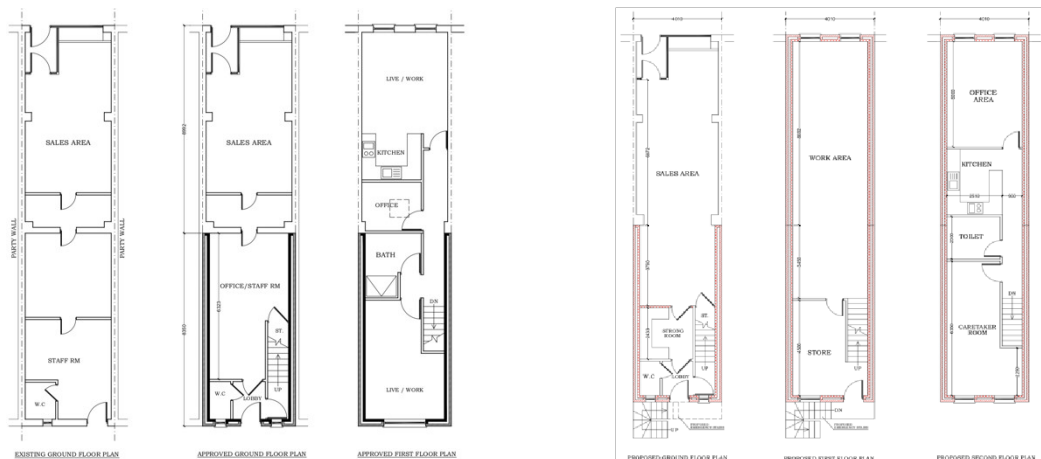
**Chandni Jewellers**  
**139 Wilmslow Road**  
**Manchester, M15 5AW**

### INTRODUCTION



This application is for a second floor, extension above the existing shop and amendment on the first floor. First floor plan, which is already approved with accommodation of a security staff person living room and working area. The reason to file application for second floor is to provide additional work and store area on the first floor and accommodation for security staff living with toilet, kitchen and the owner's office on second floor.

The applicant who is a private individual owns this property with a single floor ground shop located within, the busy stretch of Wilmslow Road which is commonly known as Curry Miles. The upper floors will be a part of the existing ground floor shop with access from the shop and emergency exit from the rear of the shop. There will be no amenity or car parking associates with the proposal. The proposed extension will serve to secure the structure and fabric of the existing building as the shop has been a target of attempts of break-ins from the roof area.



## **SITE AREA**

The site is approx. 70 square meter and covered entirely by the building.

## **DESIGN**

The first and second floor extension will be built over the existing ground floor. Front part of the extension will be an infill between the two adjoining buildings. The windows have been designed to be in proportion with the adjacent opening. The second-floor has a gable roof with a dual pitch from front and rear as shown in the roof plan. The abutment of these roofs with the new party wall will have to be appropriately good by the applicant.

## **ACCESS**

Currently there is a level access into the rear of the building, and this will be retained after the renovation and reconfiguration of the ground floor layout.

The first and second will only be accessed by stairs which is provided in the rear part of the shop. Lift could not be installed due to the available space limitation and its high cost to install. Excellent public transport links are available as the site lies along one of the main arterial routes into the city centre. Buses are available almost 24 hours a day with stop located directly outside the shop.

## **REFUSE**

For general waste one 1100 ltr bin used by the existing shop which is provided by the wastetech. Additional domestic bins will be requested from the city council for the use of caretaker, and these will be stored directly outside the rear of the building. On the day of collection, the bins will be wheeled down to the highway from where they can be serviced easily.

## **SUMMARY**

We believe the application should be approved as the site is in a sustainable location which has all local amenities and good public transport links. The caretaker residence will increase the security in all respects. The design of the property is keeping with its surroundings and will have no adverse, effect on neighbouring buildings.