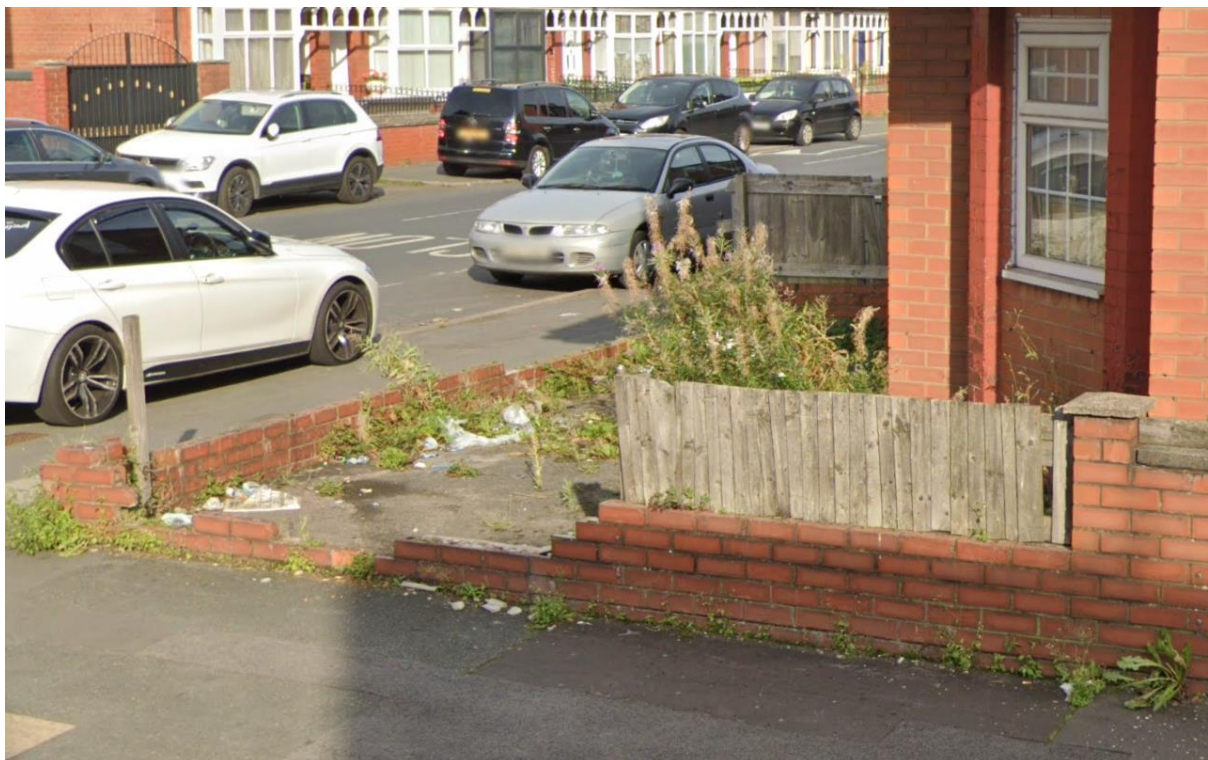


**Design and Access Statement for Change of use ,
178 Great Western Street ,Manchester**

- The proposal is to undertake a change of use to E (a) class
- The proposal will create 2 new full time and 2 part time staff
- The proposal will make better use of an existing building that was suffering from bad tenancy rates and poor upkeep and general maintenance of the property. The current appearance is in a poor state and this change will provide a positive feel to the frontage of the property and its surroundings and provide the owner with the opportunity to negotiate a commitment to a long term tenancy agreement with a solid maintenance programme.

Current view of the frontage



- The operators are experienced in this form of retail
- The proposal is a sustainable development
- There will be economic benefits locally
- It is an appropriate location in a centre with various uses.
- There are other retail uses adjoining and nearby
- A retail unit was established at this site up until 1989 when the shop became part of a larger residential house.

Amount

The gross internal floor area of the existing ground floor is 76m² not including the kitchen and Toilet which is to be retained for the shops use.

The ground floor retail unit as proposed gives a total area of 94m² .

There are no extensions.

Layout

The existing site is accessed from Broadfield Road and this relationship will be retained as existing and used as an emergency exit door.

There will be a new opening as proposed on the corner of Great Western Street and Broadfield Road.

The new unit will be closed off from the residential unit and the existing entrance to the 1st floor flat will be moved to the front of Great Western Street so that the position of the stairs can be retained without disruption to the flow of the internal layout of the shop.

Site

Constraints Development is limited to the existing footprint .

Landscaping

There is no external space available to undertake any landscaping.

Appearance

The existing appearance and character of the building is to be largely retained, however the new red brick chosen at the time of building the front wall of the residential unit has not softened in appearance and is not in keeping with the surrounding houses and units and the proposed change will enhance the appearance by using modern aluminium

glazed frontage. The dwarf wall is to be removed opening up the frontage and again smartening the look and providing instant kerb appeal to that part of the street.

There will be a separate application for advertisement consent.

There have been some alterations to the street scene and over the years.

There is a variety of building types/styles from various ages in the surrounding area .

There is a mixed use of buildings in the vicinity and the character is small scale.

Access

Access into the building will be on the main front elevation Great Western Street , which leads into a customer area. Access into the building will be via a level entrance from the customer area .

The arrangements to the residential house will move to the front but retain a flat on the 1st floor of the property limiting the loss of amenity.

The conversion will be designed to comply with Building Regulation requirements for accessibility both to and within the dwellings.

Waste

A large wheel based Euro-bin (1100litre) will be sited at the rear part of the wall near to the side exit (next to the kitchen) and will be lockable at night and a contract will be signed with a local refuse collector.

This area at the rear will be fenced off to provide screening from residential properties and pedestrians with modern, light oak clear stained panel slat wall fencing to smarten the appearance of the shop frontage.

Waste Bins for Residential flat above

Provision has been made for all domestic waste bins to be located outside the front entrance of the flat. This area will be enclosed with a small slat wall fence as shown on the plans with panels to match the side return panel fencing as above.

Slat Wall Fencing

