Design and Access Statement

In Support of a Full Planning Application

51 Beresford Road, Levenshulme, Manchester M13 0GT

1. Executive Summary

This Design and Access Statement supports a Full Planning Application for the installation of a front canopy and external security shutters to the existing ground floor commercial premises at 51 Beresford Road, Levenshulme, Manchester. The proposal is a modest, shopfront-related improvement that would support the day-to-day operation of the retail unit by improving covered display space, customer service and security, while retaining the existing building footprint, preserving the character of the commercial parade and maintaining inclusive access.

2. Site Description

The site comprises an established ground floor retail premises within a mixed commercial and residential parade. The unit has limited internal storage space and only a rear exit to the enclosed yard, restricting operational flexibility. Several nearby commercial premises have installed comparable canopies and security shutters, establishing the character of the parade.

3. Proposed Development

The application seeks permission for a front canopy and external security shutters to the existing shopfront. The canopy would provide covered space for the storage, display and serving of fresh fruit and vegetables, improving customer service and day-to-day operation without extending the building footprint. The security shutters would safeguard the premises outside trading hours while remaining consistent with comparable installations on nearby commercial units.

4. Planning Policy

The proposal has been developed having regard to the National Planning Policy Framework, including its objectives of achieving well-designed places and supporting the vitality of local centres. It also accords with the design-led objectives of Manchester Core Strategy Policies SP1, DM1 and EN1 because it would deliver a proportionate improvement to an established commercial unit, support the continued operation of a local business and preserve the character and amenity of the surrounding parade.

5. Design

The canopy is designed as a lightweight addition that would integrate with the existing shopfront. The shutters are proportionate to the building and reflect similar installations on nearby commercial units. As a result, the proposal would not appear visually intrusive within the parade and would not give rise to an adverse impact on neighbouring amenity.

The proposed works are limited in scale and confined to the existing commercial frontage. They would not materially alter the building footprint, obstruct the existing entrance, or introduce a use that differs from the established retail function. In design terms, the proposal is therefore a modest operational improvement rather than a substantive redevelopment of the site.

6. Access

The canopy and shutters would be specified to sit comfortably within the existing commercial frontage, with a simple appearance appropriate to a local retail parade. Their detailed finish would be capable of being controlled through planning condition if required, ensuring that the final installation remains visually appropriate to the host property and the wider street scene.

Existing pedestrian access will be retained, including the ramped entrance, so inclusive access for all users would remain available. Servicing arrangements would be unchanged, and the rear exit would continue to provide access to the enclosed yard.

7. Local Context and Precedent

Commercial premises within the immediate vicinity include similar canopies and security shutters, indicating that such features already contribute to the established commercial character of the parade. The proposal would follow this local pattern while remaining proportionate to the host premises.

8. Planning Balance and Conclusion

The proposal represents an appropriate and proportionate enhancement to an existing commercial premises. It would support the continued operation of a local retailer, improve functionality and security, retain inclusive access and respect the established character of the surrounding parade. For these reasons, the development is considered to accord with national and local planning policy and is respectfully recommended for approval.