01 / PROPOSAL AND SITE CONTEXT

Design and Access Statement

111 Mauldeth Road, Ladybarn, Manchester M14 6SR

PROPOSED 15 m² SINGLE-STOREY FRUIT AND VEGETABLE RETAIL EXTENSION

1.1 Purpose of the Statement

This Design and Access Statement accompanies an application for a small, single-storey extension at the front of the existing Zamana Market shop at 111 Mauldeth Road. The proposed extension measures approximately 15 m² and is intended solely for the display and sale of fresh fruit and vegetables as part of the existing retail premises. It does not create an independent unit or introduce a new use of the site.

1.2 Existing Property and Surrounding Context

The property is a two-storey, red-brick corner building situated at the junction of Mauldeth Road and Rink Street, with an established shop at ground-floor level. Its street-facing elevations are visible from both roads, and the surrounding footways are used by pedestrians accessing the local shops and neighbourhood.

The neighbouring premises at 113A Mauldeth Road have an existing single-storey frontage addition of a broadly comparable character. This provides a local point of reference for the scale and form of the modest extension now proposed at No. 111.

1.3 Proposed Development

The proposal comprises an enclosed, approximately 15 m² single-storey extension to the front of the existing shop. It will provide additional space solely for the display and sale of fresh fruit and vegetables. The revised ground-floor plan and proposed elevations show two roller-shutter openings: one facing Mauldeth Road and a second facing Rink Street, together with a glazed side section. A modest flat-roofed form is proposed. The existing two-storey building and its principal pitched roof remain unchanged.

The extension incorporates a 1,500 mm setback on the side nearest the Rink Street corner. This has been deliberately introduced to reduce the projection towards the junction and help maintain views between approaching vehicles and pedestrians. The design therefore differs from the neighbouring extension at 113A in response to the particular corner position of the application site.

1.4 Design and Appearance

The limited footprint and single-storey height allow the extension to remain subordinate to the existing red-brick building. The simple form, glazed element and two shuttered openings address both street frontages while providing a practical retail display area. The external finishes, shutter positions and roof details are illustrated on the updated proposed plans and elevations, including drawing 111_A1.04.

Access, Visibility and Planning Considerations

2.1 Pedestrian Access

The proposed fruit and vegetable display extension serves the existing shop and does not introduce a separate vehicular entrance or additional on-site parking. Its two shuttered openings address Mauldeth Road and Rink Street. Pedestrian movement and the relationship of both openings to the public footway will require appropriate attention to maintain safe and convenient access without obstructing the highway.

2.2 Highway Safety and Visibility

The building occupies a sensitive corner at Mauldeth Road and Rink Street. The proposed 1,500 mm side setback is intended to limit the obstruction to sightlines and assist intervisibility between pedestrians and vehicles near the junction. The accompanying visibility-splay drawing illustrates the position of the proposal relative to the highway and provides a basis for the highway authority's assessment.

The drawing is submitted to explain the design response; it is not presented as proof that any particular highway visibility standard has been met. Final acceptability remains subject to the local planning and highway authorities' assessment.

2.3 Effect on Neighbours and Public Realm

The development is confined to a small ground-floor extension fronting the street. It does not increase the height of the principal building or introduce upper-floor accommodation. Its scale is intended to preserve the established character of the corner property and avoid an unnecessarily dominant addition. The relationship of the extension to the existing public footway will remain an important consideration at detailed design stage.

2.4 Sustainability and Materials

The scheme makes use of an existing retail premises and supports its continued use rather than requiring a separate building. The limited size of the works is intended to minimise unnecessary construction. Weatherproofing, rainwater disposal and appropriate construction detailing will be addressed as the technical design progresses.

2.5 Conclusion

The proposed 15 m² extension is a modest, purpose-specific addition for the display and sale of fruit and vegetables at Zamana Market. Its low-rise form responds to the established frontage at 113A Mauldeth Road, while the 1,500 mm setback near the Rink Street junction is intended to assist visibility for pedestrians and vehicles. The revised design includes two shuttered openings, one on each street-facing side. It is submitted for consideration with the updated existing and proposed drawings, elevations, visibility-splay drawing and 3D visualisation.

DRAWINGS REFERENCED

111_A1.02 Existing drawings | 111_A1.01 Proposed layout, location and 3D | 111_A1.04 Proposed elevations
111_A1.03 Visibility splays | 111_A3.02 3D model

DRAWING APPENDIX / EXISTING, PROPOSED, ELEVATIONS, VISIBILITY & 3D

111 Mauldeth Road, Manchester M14 6SR | All drawings reproduced from the latest supplied Muse Architects sheets

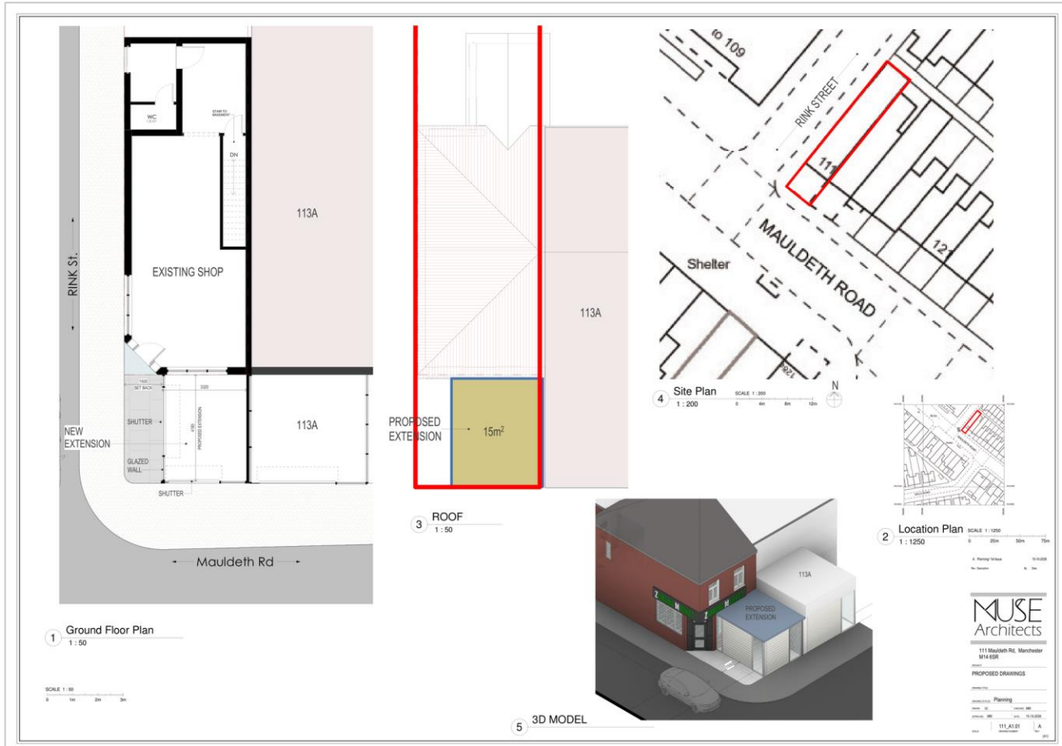
01 EXISTING FLOOR PLAN / ROOF / ELEVATIONS / 3D

111_A1.02



02 PROPOSED FLOOR PLAN / ROOF / LOCATION / 3D

111_A1.01



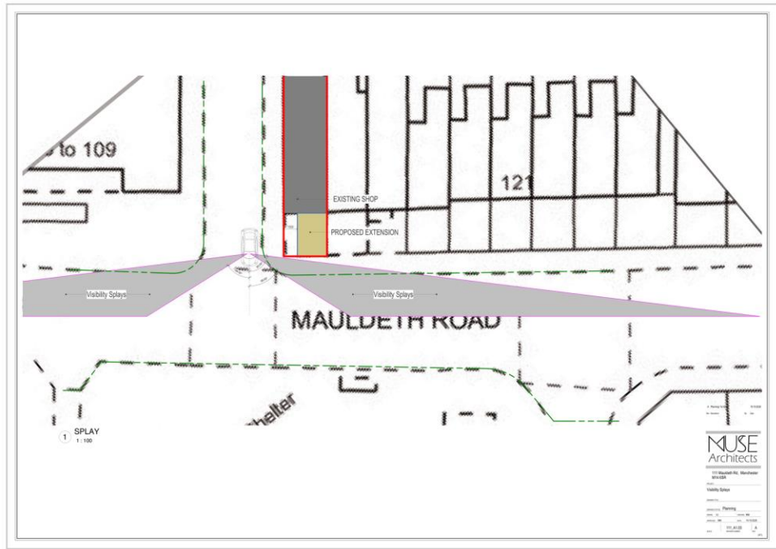
03 PROPOSED FRONT / SIDE / REAR ELEVATIONS

111_A1.04



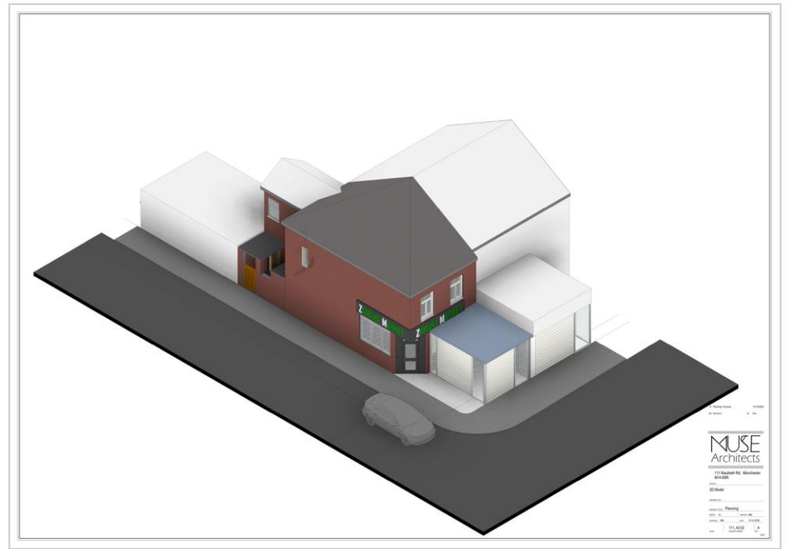
04 PEDESTRIAN / VEHICLE VISIBILITY SPLAYS

111_A1.03



05 PROPOSED THREE-DIMENSIONAL MODEL

111_A3.02



FOR PLANNING REFERENCE ONLY. Original drawing scales do not apply to this reduced compilation. Refer to original submitted sheets.