



**Design & Access Statement
(96)001 PL0**

For

**6 Kingsway
Manchester
M19 2DD**

(09.06.21)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Ali Hayat to produce this report, which aims to provide information on the existing site and the proposed development works at 6 Kingsway, Manchester, M19 2DD.

The property sits on a prominent location on Kingsway amongst a small parade of shops serving the immediate community and local residents. There is a small mix of 6no. commercial units along this parade and is surrounded by residential properties beyond. Most of the commercial properties have accommodation at first floor level of varying uses. Overall, it is in the small commercial run of businesses close to the city centre which is relatively busy in terms of footfall and activity.

6. Design Proposal

The property is currently occupied and operating as a motor spares business and has been operating for a number of years. The proposal is to change the use of the property to a hot food takeaway with the erection of an external flue to the rear. The current business is struggling and the occupant is looking to diversify to create a new business in this location.

There are no extensions proposed to the property. The premises is to have a new shopfront as it is currently very dated.

Towards there rear, the flue is proposed to be erected along the side wall of the existing two storey outrigger. The flue is proposed to terminate 1500mm above eaves level.

The business offering is to be serving quality gourmet style burgers, pizzas and fries with an open plan commercial kitchen.



The upper floor is independent and is occupied a private residential tenant. The access for the upper floor is at the rear with its own independent staircase and access.

Proposed opening hours for the takeaway use are 11am till 12am Monday to Sunday including public holidays.

Floor Areas

The overall site area is approximately 0.0173 hectares (173m²). The existing building has a GIA of 1022sq.ft (95m²). This is to remain unchanged.

11. Parking

There is no off street parking available which is the arrangement for all the commercial properties in this parade and is quite the norm for such commercial units. However, there is limited on street parking available on Kingsway directly in front of the parade of shops which will be able to serve this existing unit as it currently does.

With it being a local community business offering, it is expected most of the custom would be from local residents anyway who would walk to the premises. The neighbouring premises are all retail and close at 5.30pm apart from the cash and carry business which closes approx.. 8pm every day. Therefore, this will free up further parking on street inf required on evenings.

12. Bin Storage

Bin stores are located to the rear yard area as per the existing arrangement. A waste management strategy can be provided if required to support the application proposal.

There is vehicle access to the rear yard via Kingsway Avenue where waste could be collected. It is envisaged a licensed waste management company would be collecting all waste from the site.

The commercial unit has direct access to the rear yard for disposal of any waste generated.

13. Conclusion

We would like the support of the local authority for this application as it would:

- Create a more unique business to the area amongst a small parade of shops and help generate better business for the occupant.



- Assist a struggling business to reinvest and upgrade the premises both aesthetically and physically creating a fresh look new business.

