

DESIGN AND ACCESS STATEMENT

5-7 Wilbraham Road, Fallowfield, Manchester M12 6JS
Proposed 2nd Floor Roof and Ground to Second Floor Side Entrance Extensions to
Form 8no Self-Contained Flat on the First and Second Floors
For TJ & ZJ Properties Ltd

GENERAL

Site History and Background

The site of approximately 1170 sq. m is an existing two storey restaurant with basement and second floor self-contained flat on the second floor with both the first floor restaurant and second floor flat vacant for approximately 10 years

The main building is approximately 100 years old with the ground floor restaurant having newer elevations and is constructed in render to the front and in brick to the sides and rear beneath a tiled roof and felted flat roof

There is no other known significant planning history

Environs

The building is located close to the main corner of the Wilbraham Road, Moseley Road and Wilmslow Road traffic lighted junction at the centre of this Fallowfield commercial and shopping area

On both sides of the premises are buildings in flats and there is a small open area with trees and the residential properties on Redmere Grove

The site can only be accessed from Wilbraham Road

Security by Design

The ground floor restaurant is secure to the front, side and rear

The Proposal

The proposal is to retain ground floor restaurant and their basement and together with the extensions change to first floor to 4no self-contained flats and second floor to 4no self-contained flats with a new side entrance to serve all the flats

These works will include a render finish to all sides of the building with a new zinc roof and top floor mansard with timber cladding to the front side entrance walling including renovating external finishes to front and entrance of the retained restaurant

The existing side passage container will be removed and the three existing front air conditioning units repositioned to above the side of the new entrance extension elevation

All works will comply with current planning sized rooms and storage areas with one bed flats 50sq m in area and two bed flats 60sq m in area All works to comply with current Building Regulation requirements

Car Parking

There present car park has no demarcated spaces and has been designed to form 17no spaces with 4no cycle spaces at the rear adjoining the bins area and accessed from the rear or through the back of the new access building
All areas with be sensitively light from the building and have CCTV cover

Waste Management

The existing waste management strategy for the restaurant will be maintained to ensure standard procedures are carried out with the new residential bins located and bins pick-up area designated

Landscaping

There is existing hard standing to restaurant and carpark areas will be maintained with additional planters located in the flats entrance area

Conclusion

We are of the opinion that the proposed new flats are not a detrimental use to the area as it is surrounded by similar building in flats with adequate services that enhance the property and the surrounding environment to the benefit of all parties concerned