



Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS / PLANNING STATEMENT

Retain outdoor covered seating area, and associated works.

Property Address: 310 Wilmslow Road, Manchester, M14 6XQ.

December 2021

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application to retain an outdoor covered seating area to the front curtilage of the premises known as Nest, 310 Wilmslow Road. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The existing premises is a two storey end of terrace / corner entertainment and hospitality venue. The premises has a large outdoor curtilage area.

2.2 Surrounding properties are of differing scale, form and appearance.

2.3 The site is located within a predominantly commercial character area. There is a wide variety of land uses nearby. There is a wide variety of building scale and architectural style in the surrounding area.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed works comprise the erection of timber support posts on top of which is a polycarbonate roof, and timber screens to the sides. The covered structure would cover most of the front curtilage area which has long been used by customers in mostly fine weather conditions albeit without any shelter. On occasions large moveable umbrellas were used but these present storage and safety issues.

3.2 The proposed structure has a high quality appearance to complement the existing building. Its purpose is to encourage greater use of the outdoor curtilage to the betterment of neighbouring

street-life. The structure is to enable the business to function outside in all weather conditions (i.e. rain, wind, sun).

3.3 The proposed structure is also sought arising from Covid 19 which shows no sign of waning. Covid 19 is and will have a profound impact on businesses for the foreseeable future and this is an issue that Planning Authorities will need to be cognisant of. Part of the many ‘new normals’ as the country seeks to minimise Covid transmissions will include staggered working arrangements, flexible working hours, longer opening hours as a means of avoiding gatherings of people, and (of importance to this proposal) maximising use of outdoor spaces. This translates into food and drink businesses in a number of ways:

- With the need to social distance, more space is needed both internally and externally to accommodate customers.
- Outside space, if it is available, takes on much more importance and is a vital feature for minimising close social contact and potential for virus transmission. To use outside space it is necessary for some degree of shelter from the elements.

It is requested that the Planning Authority take a pragmatic approach in this instance to a genuine request to facilitate an evolving business with ways of working which have been compounded by Covid 19 developments. The greater use of outside space through covered structures will safeguard existing employment, and hopefully lead to more employment, and this should be encouraged and facilitated by the Planning Authority.



Figure 1 – Outdoor covered seating structure.



Figure 2 – The front curtilage area prior to the erection of the covered seating structure.

4.0 PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2021)

4.1 Para. 130 of the recently updated NPPF seeks to ensure a high quality of design in new developments. Point c) in particular seeks to ensure developments that:

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”

The proposed development is a modest high quality solution to achieving more efficient use of an outdoor area.

Manchester Core Strategy (2012) and UDP Saved Policies (2017)

4.2 As per the Manchester Proposals Map, the site is within the Fallowfield District Centre. Policy C2 of the Core Strategy is of relevance. It states that:

“Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services

“Development in District Centres should:

Prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink. The Council will ensure... that provision is made in District Centres for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres”.

4.3 Policy C6 deals specifically with the Fallowfield district centre and it is stated ‘In Fallowfield and Withington development which creates more diverse centres will be supported’

The proposed structure very much aligns with the above Core Strategy policies in that it will enable enhanced and flexible use of a hospitality premises during times and measures (i.e. Covid 19) which are extremely tough on this industry in particular. The premises has a long established use and is in the vicinity of other food / drink businesses. The area has an established commercial character, much of it derived from food / drink businesses, and in this context the proposed structure would not at all look out of place.

4.4 Policy CC9 (Design and Heritage) states that design of new buildings will need to be of the highest standard in terms of appearance and unction.

The proposed structure is a modest addition that does not fundamentally alter the scale and proportions or visual impact of the overall premises. It would be seen in the context of much

larger built-form nearby. The structure provides for side openings thereby maintaining an active frontage and views to / from the premises. The structure will add visual interest to the streetscene and bring activity to the front curtilage area which will also enliven the streetscene.

4.5 Section 26 of the UDP deals with development and noise. It is not considered the proposed structure would be contrary to any UDP policies. The front curtilage has long been used as part of the business for use by customers. If anything the structure is likely to better contain any slight noise that might exist through normal day to day use of the front curtilage. The applicant is amenable to conditions regarding use of amplified music and noise levels when the structure is in use.

5.0 PRECEDENT

5.1 There is much precedent for structure of the nature proposed in the wider area including but not limited to the following:

- Folk: 169-171 Burton Rd, West Didsbury, Manchester M20 2LN.
- Brewski: 537-539 Wilbraham Rd, Chorlton-cum-Hardy, Manchester M21 0UE.
- Laundrette: Chorlton, 32 Beech Road, m21 9el Manchester.
- 256 Fallowfield: 256 Wilmslow Rd, Fallowfield, Manchester M14 6LB.
- Volta Didsbury: 167 Burton Rd, West Didsbury, Manchester M20 2LN.
- Various bars: Barlow Moore Road, Chorlton

(Refer to Figures 3-12 below)



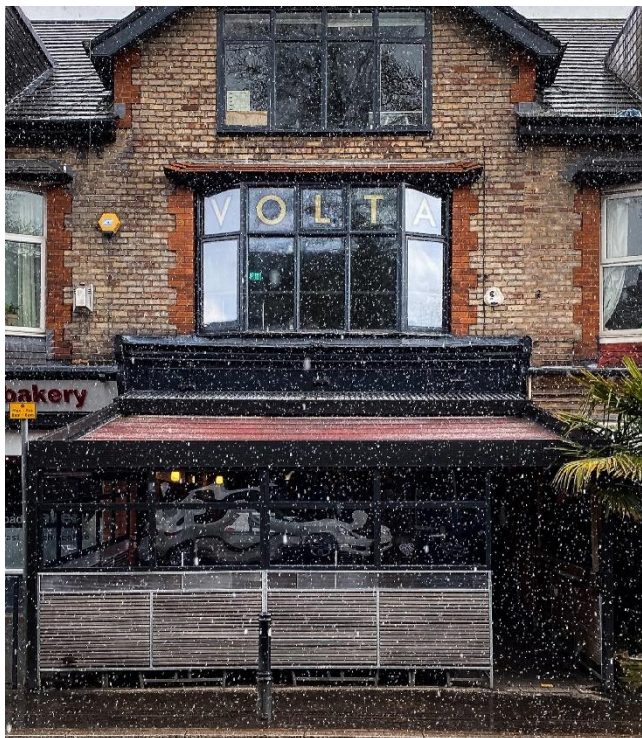


Figure 3-12 – Precedent in wider area.

6.0 CONCLUSION

6.1 The proposed development is considered to be in compliance with policies / guidance set out in the Manchester Core Strategy and UDP.

6.2 The works are modest additions/alterations to the existing premises. It is not considered there would be any adverse visual impacts or adverse impacts to the residential amenities of neighbouring properties. Canopies / shelter structures are a necessary feature of hospitality premises with external curtilage space.

6.3 The works are necessary to adapt the existing business and help it to grow by facilitating external eating and dining. It is hoped more employment can be created and that there will be a spin-off for neighbouring businesses. The works are also sought as a result of Covid 19 which has, and will continue to, significantly reduce the amount of persons that can be catered for internally at any one time. It is thus vital that more efficient and intensive use is made of outdoor spaces and this necessitates a degree of shelter from the elements (i.e. shelter from sun, rain and wind).