



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

For

**721 Wilmslow Road
Manchester
M20 6WF**

(30.07.21)

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 Kazim Panjwani of Five Star Tasty Foods Ltd to produce this report, which aims to provide information on the existing site and the proposed development works at 721 Wilmslow Road, Manchester, M20 6WF.

The property sits on a prominent location in Didsbury Village Shopping District amongst a large variety of shops and businesses serving the community and local residents. Most of the commercial properties have accommodation at first floor level of varying uses. Overall, it is within a vibrant shopping district offering a wide range of business services from food businesses to office related businesses to supermarkets and is extremely busy in terms of footfall and activity.

3. Design Proposal

The proposal is to amend a small roof section at the single storey rear of the property to be proposed as a flat roof instead. Currently, it is glass roof which doesn't meet building regulations and has been broken/cracked in many areas. It is unsafe and has water ingress too causing problems to the internal spaces. We propose to amend this to a fibre glass roof so it is seamless, sealed and safe for use.

There are other small alterations internally as part of the refurbishment but no other external changes are proposed. The existing flue is to be retained as part of the commercial kitchen.

The upper floor is to remain as storage serving the ground floor operations.

Floor Areas

The overall site area is approximately 0.0084 hectares (84m²).



The existing building has a GIA of 1280sq.ft (119m²). This is to remain unchanged.

4. Parking

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

5. Conclusion

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

- Bring this unit back into operation and reinstate the business activity in the area
- Improve the quality of the internal spaces and make necessary repairs the building
- Assist a struggling business to reinvest and upgrade the premises both aesthetically and physically creating a fresh look business.

