

DESIGN & ACCESS STATEMENT
RESERVE WINES
UNIT 2, Chorlton Place, Chorlton M21 9AQ

Proposal:

The Unit is currently unoccupied, having traded as Hays Travel Agency (and formally Thomas Cook), which unfortunately ceased trading Spring 2020. The building has remained empty since then.

The proposal is to provide a retail opportunity and a drink facility, in the form of an off licence and wine bar, selling bottled wine, beer & spirits to purchase and take home, whilst also offering the sale of alcohol for consumption on the premises, catering for approx. 20 patrons, seated both inside and outside of the Unit.

1. What **features** are on the existing site?

The Unit is located at the corner end of Chorlton Mall, with the Main shopfront elevation on Wilbraham Road and the return shopfront facing into the end of the Mall.

Chorlton Mall is a pedestrianised shopping mall, open to the elements with shops facing each other and a large car park at the rear, which is easily accessed.

There are several eating places and retail businesses located in this area, making use of the Mall area, with extended seating and demountable shelving & stalls set out for extra retail provision.

The Unit currently has a single glazed entrance door at 1000mm wide with a glazed side panel and provides a level entrance. The remaining shopfronts are full height glazing with a central bar, protected by external roller shutters.

The building forms part of the Mall, built in red brick probably circa 1970's detached to one side with the main elevation facing the main road and the return side forming the frontage into the Mall area.

2. Please provide details of how **access** issues will be addressed

The existing unit is part of small collection of shops & restaurants operating in the area. There are several bus routes and bus stop adjacent to the site and there are multiple parking positions plus a large car parking area to the rear of the shopping Mall, which is pay & display. There is a controlled road crossing opposite the Unit which is also in easy walking distance of many of the residential properties in the area.

- The existing entrance door will be retained and complies with the requirements in Part M of the Building Regulations:
- The door includes appropriate ironmongery and manifestation at appropriate heights.
- The single leaf of the existing door will not be too heavy to open.
- The threshold is level.
- The entrance area will be well lit.
- This application will comply with Building Regulations Part M in that it will be accessible to all.
- The offer comprises of a Ground floor facility only with a new DDA WC installed. There will be further WC accommodation retained for use on the first floor.

3. Please provide details of the **layout** of proposed development

The facility will be accessed via the existing entrance door, currently part of the existing frontage. The layout will consist of a retail facility with built in shelving for products to one side facing the entrance and with a bar offering on the other side, maintaining vision and control of the area. There will be a mix of free-standing chairs and tables and fixed bench seating to the front, arranged to provide easy access & circulation all around.

The bar will be able to offer draught beer, with the Kegs/barrels located on the first floor and pumped to the bar to maximise space around the bar area, as this will be the till point also for retail sales, there will be no seating to the bar area.

4. Please provide details of the **scale/appearance** of the proposed development

The proposal will retain many of the existing building materials externally with the existing shopfront side pilasters which will be made good.

There will be new flooring and decoration to the walls and toilets. The existing suspended ceiling will be retained with new track lighting. The existing roller shutters will be retained and re-sprayed.

Drawings attached to show height, width, length, materials, and further detailed design.

5. Please provide details of the **landscaping** in the proposed development

N/A

6. Please provide details of how **Heritage Assets** issues have been addressed.

Heritage Asset/Significance

The premises forms part of a shopping mall offering retail, commercial business, and restaurants however this is not located within a conservation area.

Impact

The existing unit has a good position located on the corner of the Mall, the main elevation facing Wilbraham road which is populated with a mix of retail and café/bar/restaurants.

The proposal would have limited impact on the surrounding area as much of the area is retail, café/bar and restaurant offering and would contribute to the area by offering a mix of retail and wine bar of an upper market value that would enhance the offering in this area.