



226-230 Wilmslow Road – Manchester- M14 6LE

Design & Access Statement

Full Planning

April 2021

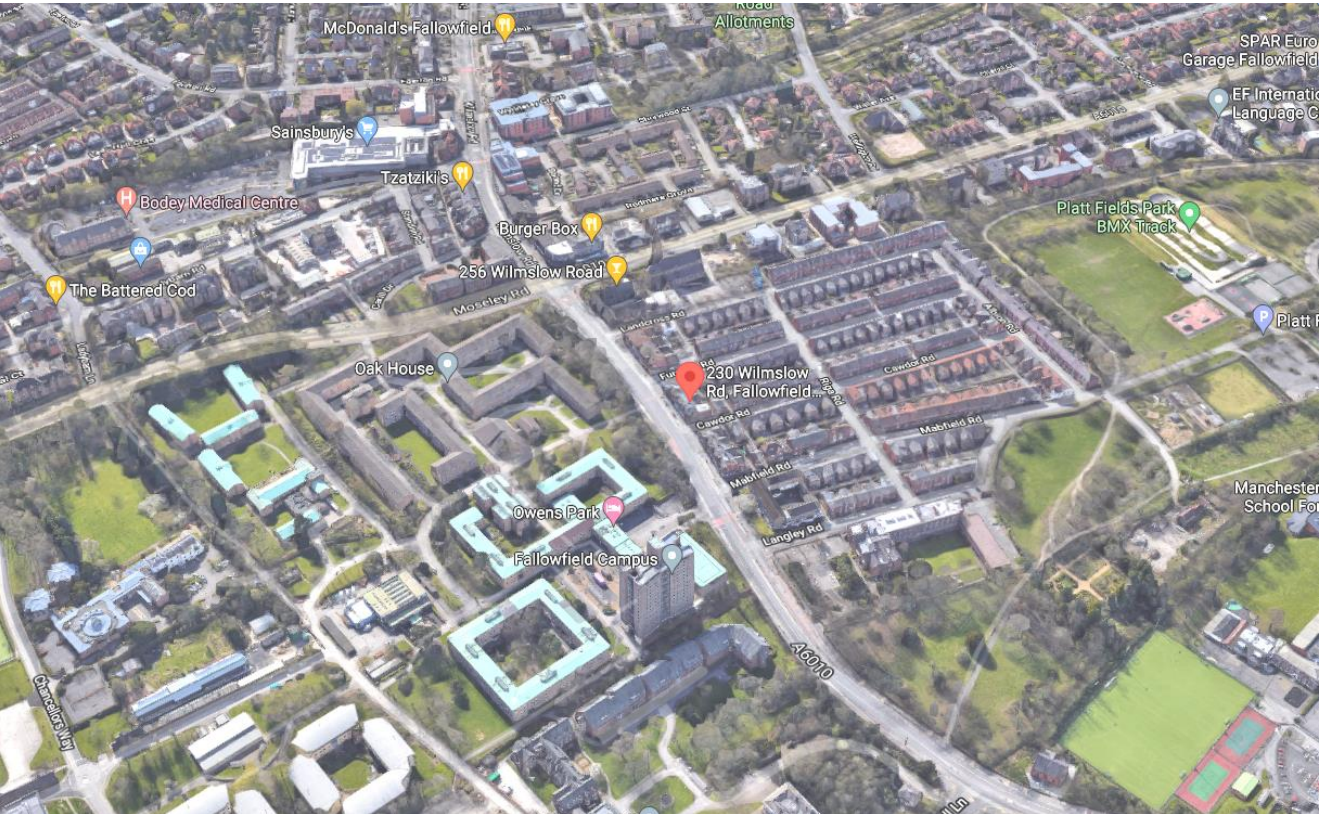
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Figure 1: Site Location



Figure 2: Location



1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design for the Subdivision of existing one E(a) retail unit to create 2no. units, one to be E(b) restaurant with ancillary Sui Generis takeaway with extract canopy to rear and second E(c)(i) Financial services office with new frameless glazed shopfront to both shops.

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with elegant style dining experience with modern and elegant fittings throughout
- The design should incorporate various aspects of sustainable design, and looks to new technologies and local workforce.

1.3 Location

The site is located on the main A6010 Wilmslow road.

The area is populated with predominately retail, commercial, industrial and public buildings, making it an ideal location for the proposed change of use and subdivision.

The site benefits from excellent public transport links with bus services operating on Wilmslow Road, leading towards the city centre and throughout Manchester.

1.4 Existing Site

The existing site is currently vacant on the ground floor. It was previously used as one large E(a) retail unit

Structurally and visually the building is in a good condition. The site offers The surrounding area is well populated with mix of residential and commercial buildings with a shopping centre within close proximity.

1.5 Proposal

The proposal is for the Subdivision of existing one E(a) retail unit to create 2no. units, one to be E(b) restaurant with ancillary Sui Generis takeaway with extract canopy to rear and second E(c)(i) Financial services office with new frameless glazed shopfront to both shops.

The proposed changes will improve the aesthetical appearance of the building externally, with large glazed window and door on the facade which will bring light into the space and attract customers, giving views in and views out.

Internally the building will be finished to provide a modern elegant appearance to provide customer seating area within the restaurant and modern spacious office space in the second unit.

The proposed restaurant will serve healthy grilled chicken which is limited in the area and as part of a healthy lifestyle, the proposed business will help promote healthy eating with mixed variety of healthy items on the menu.

Figure 3: History



2.0 History

Wilmslow Road is a major road in Manchester, England, running from Parrs Wood northwards to Rusholme. There it becomes Oxford Road and the name changes again to Oxford Street when it crosses the River Medlock and reaches the city centre.

The road runs through the centres of Didsbury, Withington and Fallowfield, including the major student residential campus of Owens Park, to Rusholme. Oxford Road passes through the University of Manchester campus and the All Saints campus of the Manchester Metropolitan University. Several hospitals including the Christie Hospital and Manchester Royal Infirmary have been built along the road. It also features several parks and gardens such as Fletcher Moss Gardens, Platt Fields and Whitworth Park.

The road is part of a major bus corridor with bus movements of over one a minute at peak times and is a key centre for business, culture and higher education.

The Curry Mile is a nickname for the part of Wilmslow Road running through the centre of Rusholme in south Manchester, England. The name is earned from the large number of restaurants, takeaways and kebab houses specialising in the cuisines of South Asia and the Middle East, thought to be the largest concentration of South Asian restaurants outside the Indian subcontinent.

Within a length of half a mile there are least seventy establishments of this kind. The Curry Mile is notable for its streets being busy into the early hours of the morning. The area is frequently visited by local students, because of its location near the Oxford Road and Fallowfield Campuses of the University of Manchester, Xaverian College and the Oxford Road/All Saints campus of the Manchester Metropolitan University.

Rusholme is an inner-city area of Manchester, England, about two miles south of the city centre. The population of Rusholme ward at the 2011 census was 13,643. Rusholme is bounded by the neighbourhoods of Chorlton-on-Medlock to the north, Victoria Park and Longsight to the east, Fallowfield to the south and Moss Side to the west. It has a large student population, with several student halls and many students renting terraced houses, and suburban houses towards the Victoria Park area

Figure 4: Street Scene

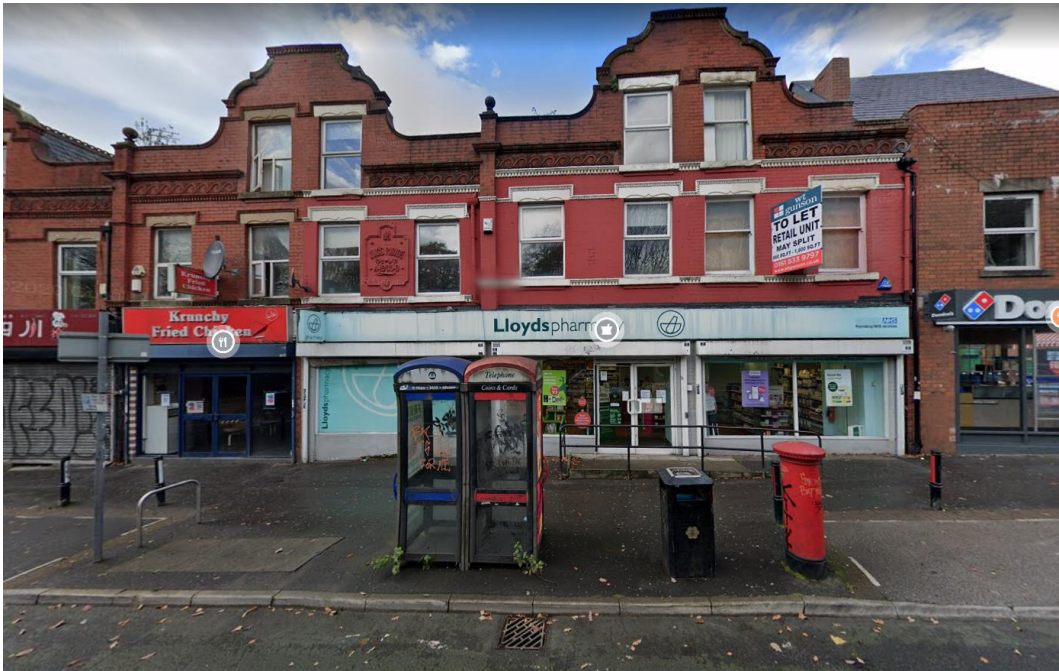
Western Edge



Northern Edge



Eastern Edge



Southern Edge



Details

Comments (1)

Documents (4)

Related Cases (2)

Map

Summary

Further Information

Important Dates

Contacts

Reference	129397/FO/2021
Alternative Reference	PP-09494049
Application Validated	Mon 15 Feb 2021
Address	226 Wilmslow Road Manchester M14 6LE
Proposal	Subdivision of one retail unit into two retail units, with associated elevation alterations
Decision	Approved
Decision Issued Date	Mon 12 Apr 2021
Appeal Status	Unknown
Appeal Decision	

3.0 Planning Guidance

3.1 Planning History

4.0 Proposed Development

4.1 Design Concept

The overall design of the building externally will remain the same with proposed new shopfront powder coated RAL 9004.

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant and office space.

The proposed change of use would be beneficial for the local community as it would provide for a health style of food, which is limited in the area and create office space for new business or those looking to expand.

The proposal will serve the large local community of which are residential and commercial with healthy grilled food.

The proposed restaurant and office space will help regenerate the current building and help inject money back into the community by providing jobs to locals and providing a healthy option of food and modern spacious office space.

4.2 Use

The existing site is currently vacant.

4.3 Amount

The amount of development on the site that is considered appropriate has been arrived at by examining and responding to the following issues:

- Urban design and size of the blocks in the area.
- Ensuring the public and private realms are clearly defined and works with the existing context.
- Height and massing of the surrounding buildings.

The proposed change of use and subdivision of the unit will not affect the scale of the building.

4.4 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation in one unit and modern spacious office space in the second unit.

Externally the buildings elevation will be retained, with proposed new glazed shopfront to provide a fresh welcoming appearance to both units.

4.5 Appearance and Materials

The external shopfront will be changed to farmless glazed and internally on the ground floor the layout will be changed to suit the proposed change of use and subdivision.

Materials used internally will be of high standard and quality to represent quality dining experience.

4.6 Opening hours

Restaurnt – 228-230 Wilmslow Road
Mon-Fri: 11.00am – 11.30pm
Sat – Sun: 11.00am – 11.30pm

Office – 226 Wilmslow Road
Mon-Fri: 09.00am – 18.00pm
Sat – Sun: 09.00am – 18.00pm

4.7 Staff

The restaurant seeks to employ 15 no full/part time staff
The office seeks to employ 8 no full time staff.

4.8 Access

Bus routes serve the surrounding local area and therefore the application site is within short reach by public transport. The closest bus route is located outside the site on Wilmslow Road.

As the internal site is level there will be no difficulties in providing pedestrian access. The property is accessed by Wilmslow Road. The entrance to the front of the property is level with the external pedestrian footpath; should any wheelchair users require access, would not be a problem for them.

4.9 Parking

The site offers numerous pay and display parking spaces locally, and spaces on surrounding roads and on the main road. The site offers rear access for deliveries from Cawdor Road.

5.0 Conclusion

The proposal is for the Subdivision of existing one E(a) retail unit to create 2no. units, one to be E(b) restaurant with ancillary Sui Generis takeaway with extract canopy to rear and second E(c)(i) Financial services office with new frameless glazed shopfront to both shops.

The ground floor restaurant / takeaway will continue to be economically viable for the local area as it is well populated with a mix use of buildings, from retail to restaurants in a well populated and city centre location.

The proposed office space will be finished to a modern specification to attract new businesses or those looking to expand.

The proposed restaurant will provide a family friendly dining experience with family seating areas, providing healthy grilled food, as part of the new healthy style of living, something which is limited in the area and would be very successful.

Being located close to city centre the site is close to many attraction sites and retail businesses. The proposal will provide healthy grilled food and dining facilities to Manchester residents and tourists visiting the city. The proposed changes are intended to fit within the existing building fabric, which will improve the aesthetical appearance of the building and attract customers while at the same time offer a modern interior and exterior appearance that sits comfortably within its context.

The changes to the existing building would be very successful in this vicinity which will only add as a positive project to help bring up the surrounding area. We feel that all the requirements have been met and give a positive result to this proposal.