



**Design & Access Statement
(96)001 PL2**

For

**464 Wilbraham Road
Manchester
M21 9AR**

(16.04.20)

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 Claire Harrison to produce this report, which aims to provide information on the existing site and the proposed development works at 464 Wilbraham Road, Manchester, M21 9AR.

The property sits on a prominent location on the corner of four banks in Chorlton. This was previously the RBS building which is on the corner of Wilbraham Road and Barlow Moor Road. It is a highly exposed location in this extremely busy shopping district. The shopping area consists of a range of numerous business types from hair salons, food businesses, coffee shops and a number of retail businesses. Overall, it is in the heart of this vibrant shopping district of Chorlton.

6. Design Proposal

The corner unit of the property is currently vacant and has been for many months now. Therefore, the proposal is to change the use of the corner unit only from Bank (A2 use) to A3 Restaurant use. Through previous application (Planning ref: 123949/FO/2019), the hot food takeaway use and the first floor counselling services use are both now occupied and in use. These units mentioned remain separate and do not form part of this application. The corner unit has remained vacant since and the applicant has struggled to let the unit with very little interest. However, many enquiries have come through for A3 restaurant use but the potential tenants do not want to take the property on without the A3 consent in place under the current economic situation.

The exterior of the building has no alterations other than the replacement timber framed windows as per the previous approval. The other additional external alteration is the proposal for the erection of an extraction flue to serve the restaurant use. This has been positioned adjacent the flue of the previously approved A5 use. It makes good design sense to position in this location as it is hidden and less visible from the street scene.



The overall site area is approximately 0.0503 hectares (503m²).
The existing unit has a GIA of 2626sq.ft (244m²).

8. Hours of Operation

The proposed hours of operation for the A3 Restaurant Unit are as follows:

- ◆ 10am-12am 7 days a week including public holidays

10. Security Measures

The site proposed will benefit CCTV installation internally and external mounted cameras for surveillance. This will assist with any anti social behavior in the area and its context.

11. Parking

The existing rear car park benefits from 5no. demarcated parking spaces which are for the benefit of the management of the businesses operating from the site only. The parking spaces will be used by the managers only of the businesses and not for any staff or customer parking.

12. Bin Storage

Bin stores are indicated on the proposed site plan, situated east of the building which will be secured by a timber enclosure. This is the most appropriate location to enable Biffa to collect waste in the most efficient manner possible. Access can be provided on a permanent basis for collection days and arrangements agreed with the local authority prior to operation of the site. Please note, the bin store has been approved through the previous application via the detailed waste management report produced for the previous planning approval.

The bin enclosure will be made from vertical timber cladding.

13. Conclusion

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

- Bring this vacant building back into occupation
- Change the use to create a quality restaurant in this prominent location
- Create jobs in the area
- Regenerate and create greater activity within the vicinity of the building and its surrounding businesses.

