105-107 Wilmslow Road, Manchester, M14 5SU

(96)001 PL0 - Design & Access Statement

Demolition of Existing buildings at 105-107 Wilmslow Road and erection of new building to form A1 Retail unit with B1 Offices above.

The existing premises both consist of a jewellery shop and hot food takeaway on a prominent corner location in the heart of the famous Curry Mile on Rusholme, Wilmslow Road. Both businesses are currently in operation and trading.

Both properties are in poor state of repair from a construction point of view. Therefore, the applicant would like to demolish both premises and erect a single large A1 Retail commercial unit to ground floor across both properties with B1 Office use above with independent access via Walmer Street East to the upper floor level. The footprint of the proposed development is proposed to be slightly larger overall in floor area but that is only to simplify the roof formation at first floor level only and to ensure the first floor layout is a little more efficient in terms of space planning.

The property is proposed to be built with new large shop front to the retail unit in aluminium frame with large/tall aluminium windows to the upper floors. The existing location for access to the upper floors will remain largely in a similar position with the proposed design so the first floor has independent access.

The ground floor proposed to have a central single front entrance door accessed off Wilmslow Road with shop display windows.

The roof is to be in slate to match neighbouring properties and the existing property.

The basement will be formed for storage only serving the ground floor retail unit. Bin storage has been created to the southern corner of the site and bin collections/access is via Walmer Street East. The bin storage area is secured with metal gates which will be managed and controlled by the businesses operating within the units.

CCTV will be installed to monitor any anti-social behaviour in and outside the property.

Opening hours are proposed to be Monday to Sunday, 10am till 10pm including bank holidays.

In Summary, this property does require a lot of attention and would be beneficial to form a new, attractive building to form a fantastic new retail unit.