Unit 3, 304 Wilmslow Road, Manchester, M14 6NL

(96)001 PL0 - Design & Access Statement

New Shopfront Application for Ground Premises at Unit 3, Orange Grove, Fallowfield, Manchester, M14 6NL & Additional use of A5 (Takeaway) within existing A3 (Restaurant) premises & erection of new front signage

The existing unit is a vacant premises currently as it is a new build site. The first tenant of Unit 3 would like to apply for the installation of a shop front as per our attached plans along with new front signage. The use already benefits from A1, A2 and A3 use but the applicant will look to use it for A3 with the additional request for use as A5 (takeaway).

The site sits within the heart of Fallowfield which is a vibrant student area and on a main arterial route of Wilmslow Road, directly leading into Manchester City Centre. The premises sits amongst a number of established retail and food business premises in this busy shopping area.

The ground floor will be operated as a quality desserts and coffee bar. There will be no on site cooking taking place with the nature of the food & drinks being served.

The accommodation on the first and second floors will remain as residential, hence the repositioning of the internal staircase. floor already has approval for consent for consist of a flat and is already independent with separate access at the rear. However, the upper floors do not form apart of the planning application. The building also has rear access for collection of waste bins which is accessed via the communal genal to the rear of the premises.

The layout proposes to have a large refrigeration counter towards the front which will display cakes, etc. The remainder will be utilised for customer seating. The rear of the unit will accommodate a disabled WC and a single unisex WC. There is a rear fire exit door leading into the existing staff car park and service yard. This gives access also to the secure bin storage area within the car park area. There is limited outdoor seating shown to the front of the premises which is within the units' boundary.

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

Externally, the property is to propose an aluminium framed shop front, with the main entrance door offset to one side. The property has level threshold as existing so is easily accessible for wheelchair users.

The external front signage will be illuminated internally with an acrylic face with aluminium surround on all letters. The letters will be vertically hung.

Opening hours are proposed to be Monday to Sunday, 7am till 12am including bank holidays.

In Summary, there is a high level of interest in the area for such a facility and would be beneficial to bring this property into occupation as soon as possible.