Design & Access Statement

Manchester: Wilmslow Road



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Summary

Design Statement

Introduction

This Design and Access Statement has been prepared by Studio KMA on behalf of Polish & Glow Detailing Limited to support a full planning application at No. 98 Wilmslow Road, Manchester, M14 5AL.

The requirement for the Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development. As such, we recognise the need for the preparation of this statement to set out in a clear and concise manner:

- Spatial Context - analysis of the physical characteristics of the application site and its surroundings.
- Design - describing the proposed change of use and the principles upon which the proposal has been based.
- Access - providing details of user accessibility.
- Summary - providing a brief overview of the submission.

This Statement is intended as a positive tool for Manchester City Council and all other relevant third parties.

Application for Planning Permission

This is a retrospective full planning application for Change of Use from B2 (former ATS exhaust/tyre fitting centre) to A3 (café/restaurant) with changes to the external appearance.

The proposed change to A3 use is supported by secure, ventilated refuse and recycling storage, secure bicycle storage, external bicycle storage, car parking for 8 No. vehicles including 1 No. accessible space and an additional bicycle parking area.

Planning History

This planning application replaces the most recent and relevant planning history to this full application is as follows;

Reference: 117467/FO/2017
Address: 98 Wilmslow Road, Manchester, M14 5AL
Proposal: Retrospective change of use from tyre and exhaust fitting depot to A3 café, erection of a single storey extension and external alterations to the front elevation.
Status: Withdrawn

Planning Application Drawings and Supporting Technical Reports

This Design and Access Statement is to be read in conjunction with the submitted drawings and Design and Access Statement prepared by Studio KMA:

- T698_P001 - Location Plan
- T698_P002 - Existing Site Plan
- T698_P003 - Existing Ground Floor Plan
- T698_P004 - Existing Elevations
- T698_P008 - Proposed Site Plan
- T698_P010 - Proposed Elevations
- T698_P011 - Proposed Ground Floor Plan

The following supporting documents have been prepared and are to be read in conjunction with the submitted drawings prepared by Studio KMA.

- Transport Statement
- Crime Impact Statement
- Noise Impact Assessment
- Odour Impact Assessment
- Phase 1 Desktop Site Investigation

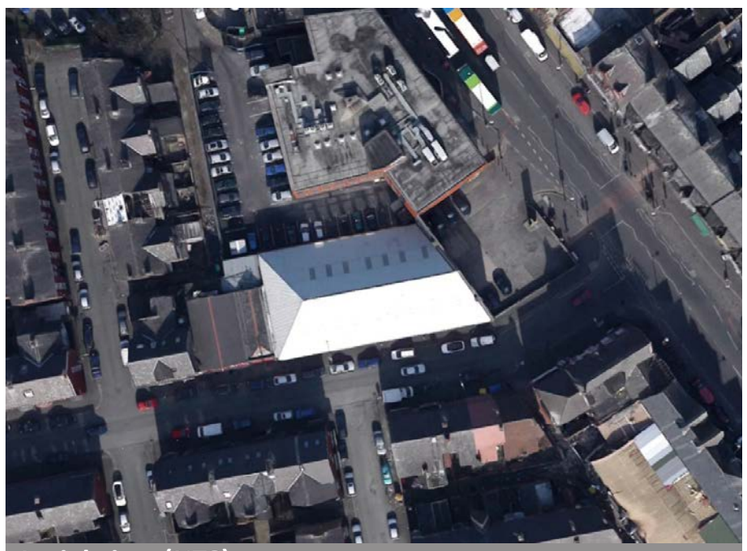
Spatial Context

Location and Context

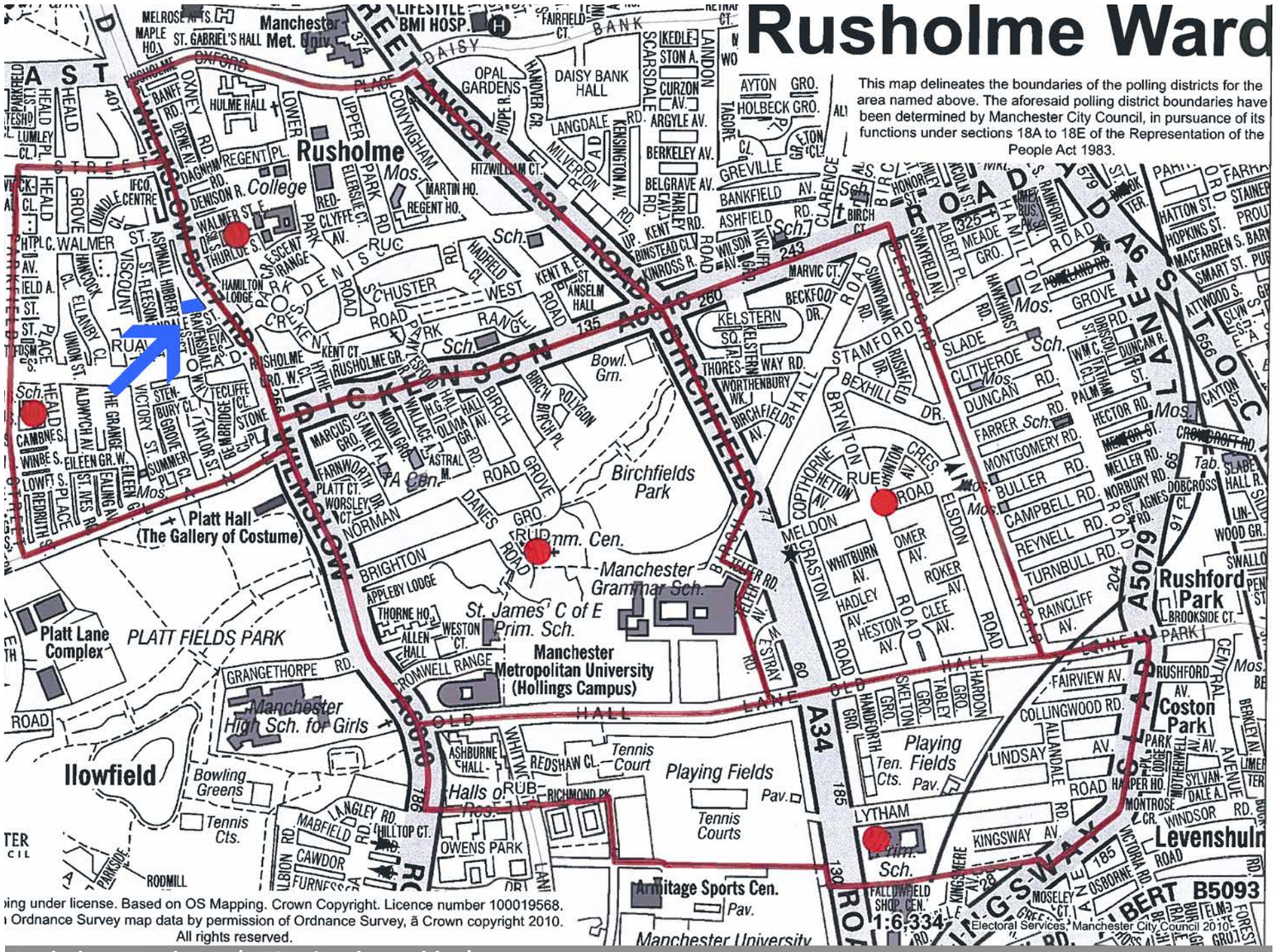
Rusholme is an inner-city area of Manchester, England, about two miles south of the city centre and bound by the neighbourhoods of Chorlton-on-Medlock to the north, Victoria Park and Longsight to the east, Fallowfield to the south and Moss Side to the west.



Location Plan (NTS)



Aerial view (NTS)



Rusholme Ward map (NTS - site shown blue)

Application Site and Character

The application site is a former ATS tyre and exhaust fitting depot located at the junction of Grandale Street and Wilmslow Road.

Extending to approximately 1,108 m^2, the building was somewhat of an anomaly in the area as the site is surrounded by many shisha bars, takeaways, shops, cafés and restaurants. Set back from the highway, this prominent corner site undermined the street frontage.

The photographs opposite provide a comprehensive understanding of the original site conditions. The photographs on the following page illustrate the current condition of the development site.







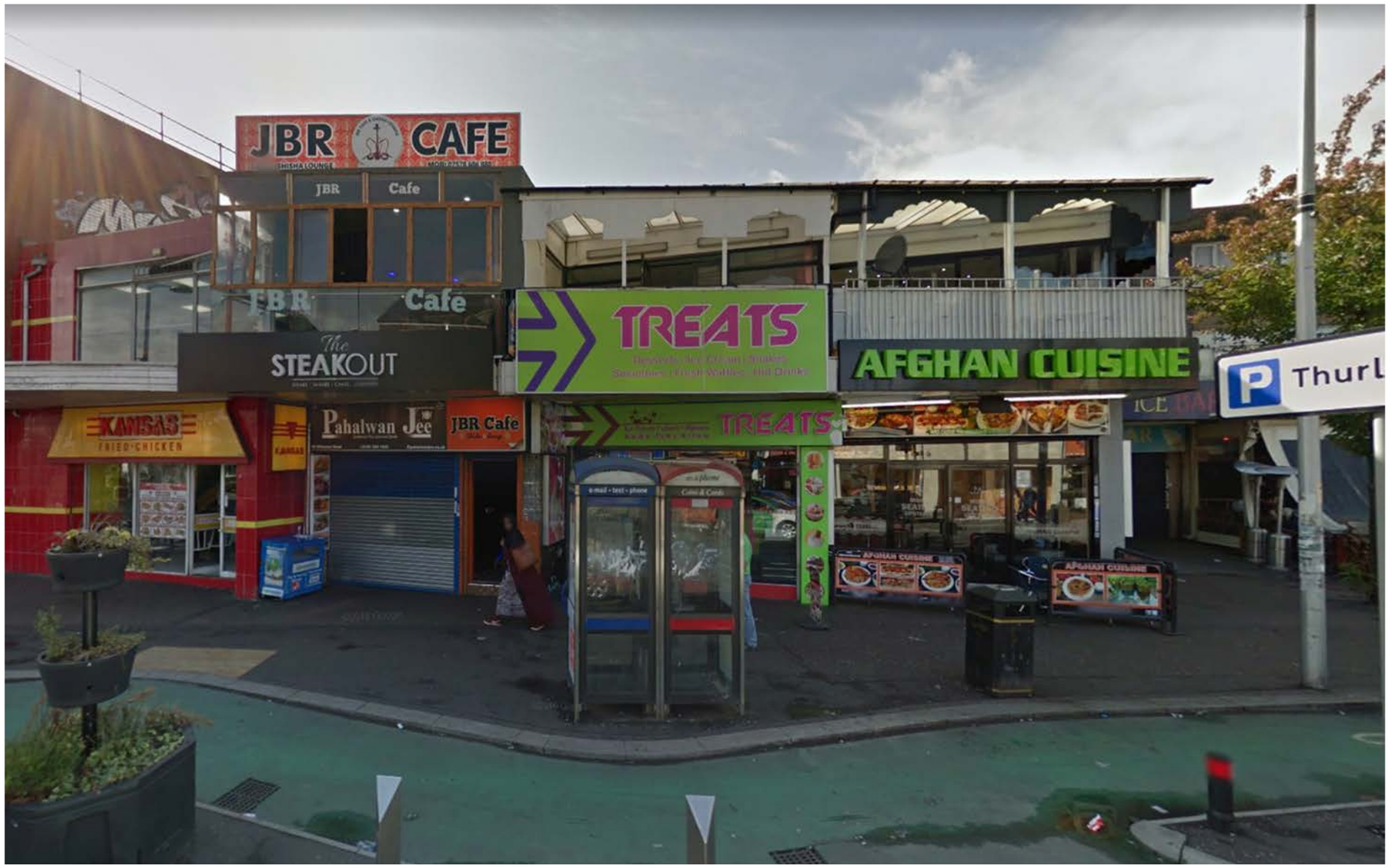


The application site is within what is locally known as the ‘Curry Mile’, the nickname for this section of Wilmslow Road running through the centre of Rusholme.

The name was earned from the large number of restaurants, take-aways and kebab houses specialising in the cuisines of South Asia and the Middle East and the area is notable for its streets being busy into the early hours of the morning, frequently visited by local students, because of its location near the Oxford Road and Fallowfield Campuses of the University of Manchester, and the Oxford Road/All Saints campus of the Manchester Metropolitan University.

The photographs opposite provide a snapshot of the built environment context within the immediate vicinity of the application site.











Photographic survey of existing site condition.











The Proposal

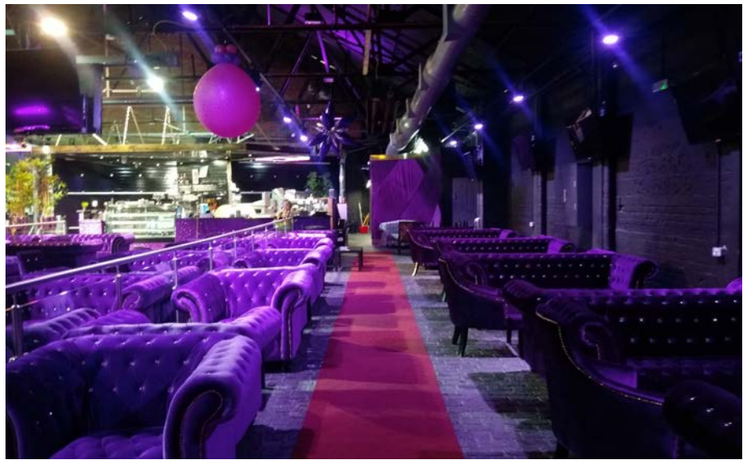
Use and Content

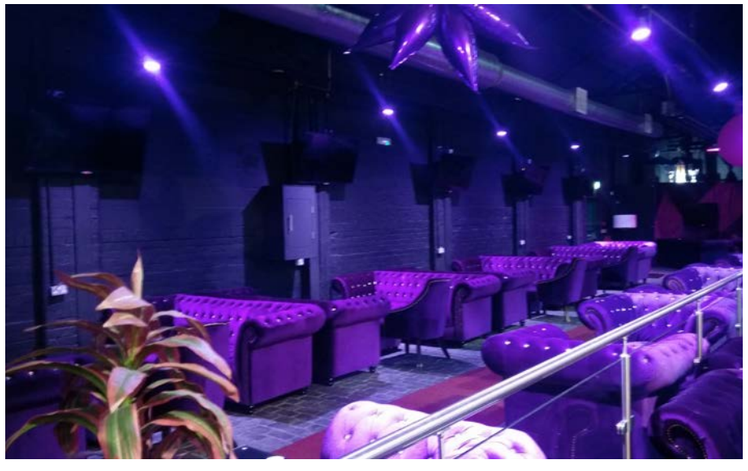
This retrospective planning application identifies how the Change of Use from B2 to A3 has created an attractive café destination in keeping with the adjoining uses synonymous with the 'Curry Mile'.

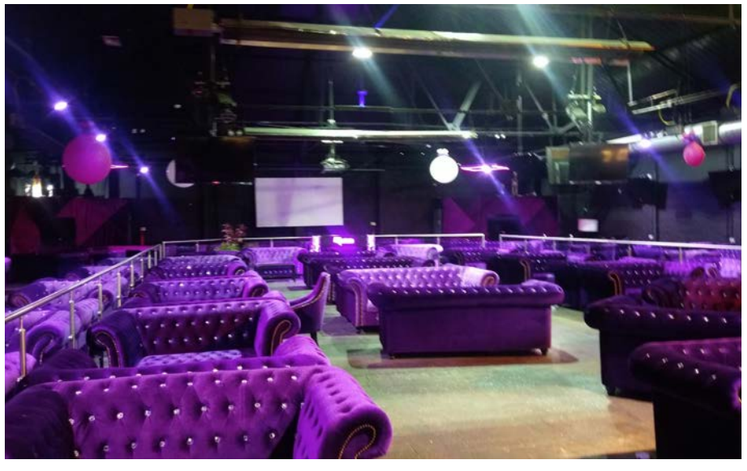
As a tactical location along Wilmslow Road, this change of use delivers many benefits to the local area including;

- Reduce crime and the fear of crime (e.g. through evening activity, better lighting and more CCTV coverage).
- Build on the area's vibrancy and diversity, encouraging community cohesion.
- Provision of pn site car parking to help reduce parking problems in the local area.
- Improve the image and kerb appeal of Wilmslow Road by making changes to the external appearance of the building.
- Improve the visual amenity and environmental quality of Wilmslow Road and Grandale Street with the provision of a temporary landscaped planters to the site boundary.
- Provide employment and training opportunities for local people.
- Assist with addressing the language needs of certain local groups.









Amount

The proposal identifies approximately 676 m^2 / 7,285 ft^2 of A3 Use.
The ground floor plan identifies the single storey building incorporating the following internal accommodation;

- Food preparation kitchen
- Food order point
- Cold drinks display
- Ice cream counter
- Coffee and snacks counter
- Storage areas
- WC's
- Seating areas with TV's for showing sport and music

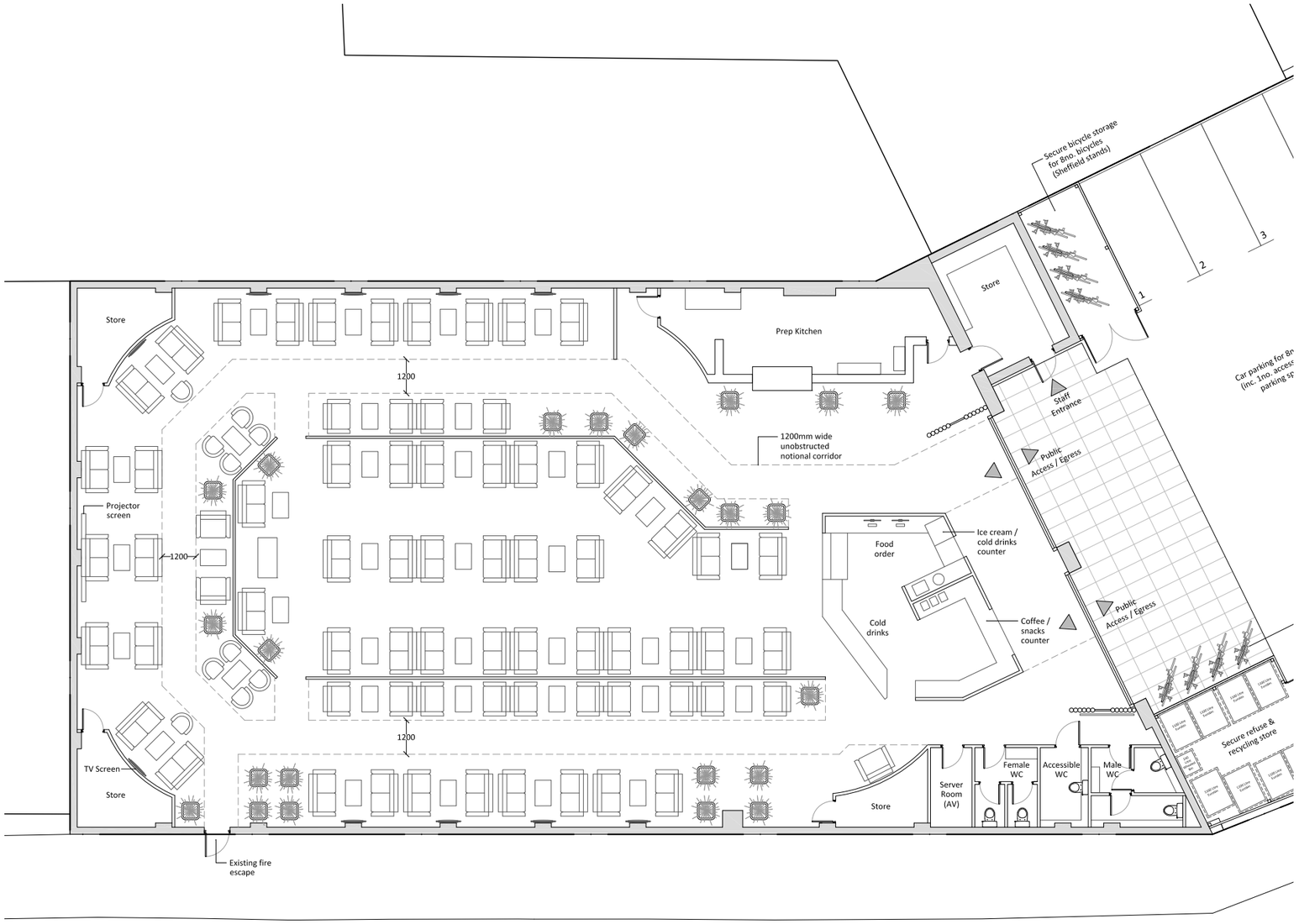
The furniture arrangement and maximum number of seated occupants is dictated by the existing WC provision.

British Standard 6465-1:2006+A1:2009 – Sanitary Installations - Restaurants: identifies the following;

- 2 WC's for up to 50 males if urinals are not provided
- 2 WC's for up to 30 females.
- Accessible WC is unisex catering for both male and female customers.

Therefore 3 x WC's male = 75
3 x WC's female = 60
Total sanitary provision supports 135 customers

The proposed ground floor plan indicates 135 seated customers.



GRANDALE STREET

Layout and Form

The proposed/retrospective layout incorporates 8 No. car parking spaces including 1 No. accessible space.

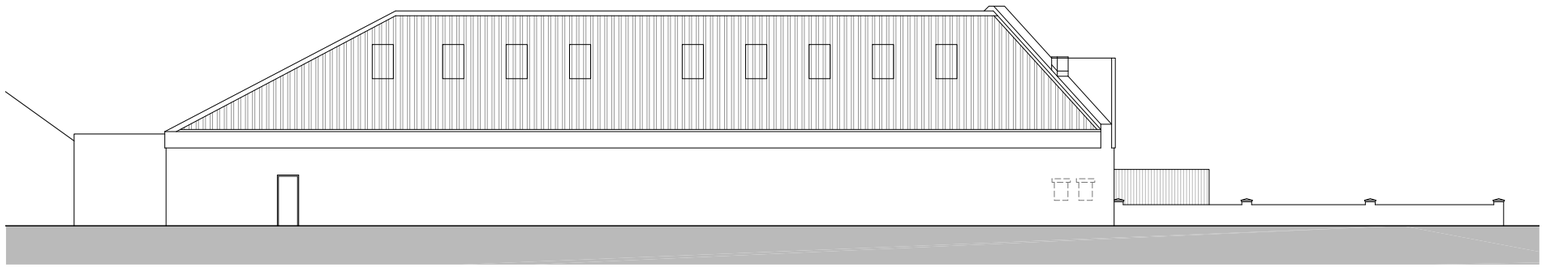
The proposal incorporates bicycle parking for visitors and/or staff with 8 No. bikes within a secure bicycle storage area and 8 No. bikes secured to Sheffield style stands by the main entrance. Parking provision for 16 No. bikes in total.

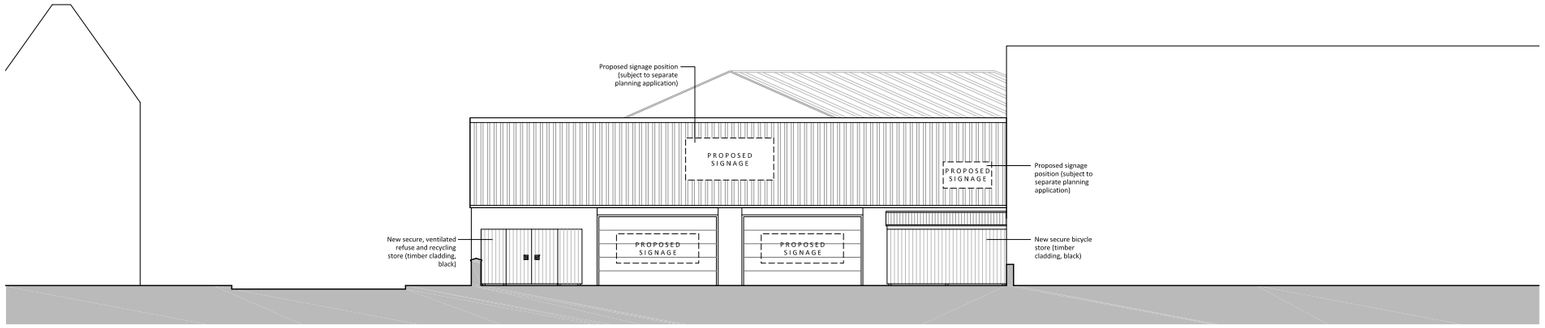
A dedicated secure refuse and recycling storage are is provided.

Height, Scale and Mass

There are no significant extensions proposed to the original ATS centre building.

The proposal includes for a slight enlargement to the existing refuse and recycling storage area.





External Appearance and Materials

The external appearance of the former ATS centre building remains largely the same however, improvements have been made to the external appearance of the building by painting the profiled metal sheet cladding above the roller shutter doors to the main elevation (Wilmslow Road) in black.

The single storey extension has been clad in black terracotta tiles.

In addition to this, signage has been incorporated onto the cladding areas and the roller shutter doors. These will be subject to a separate advertisement consent application.

Car Parking

This application is supported by a separate Transport Statement.

The proposed ground floor plan identifies 8 No. car parking spaces including 1 No. accessible space.

The proposed/retrospective ground floor plan allows for service vehicles to enter the site in forward gear and leave the site in forward gear, directly to/from Wilmslow Road.

Cycle Parking

Secure cycle parking is provided with an overall provision of 16 no. spaces.

Refuse and Recycling Strategy

The proposed ground floor plan identifies an area for the storage of refuse and recycling material.

Crime and Security

This planning application is supported by a Crime Impact Assessment. The applicant's aim has been to develop the design to deter crime and provide a safe and secure environment for all customers, visitors and staff. The approach taken includes;

- Low level landscaping.
- The building well-lit
- Strict security standards.

In addition to these principles, the building will incorporate discreet digital CCTV to provide a safe, secure environment.

Consultation

Meetings and Discussions

This planning application supersedes planning application reference 117467/FO/2017. The applicant made a decision to withdraw this application following discussions with the Manchester City Council Enforcement Team and Planning Team.

Studio KMA have engaged with the local planning authority and the enforcement team and our meetings and discussions have proved to be extremely useful.

Changes to the application, including this amendment to the original Design and Access Statement, follow further consideration to objections and comments made by the statutory consultees, local residents and various interest groups.

Access Statement

Accessibility

Studio KMA is committed to a policy of equality, inclusion and accessibility in the delivery of any building. We fully recognise the diversity of cultural, religious and individual abilities of future customers, visitors and employees and are active in ensuring that any potential sources of discrimination are addressed.

Key concerns in developing these proposals have been;

- To ensure that the building is able to be accessed by all potential visitors, regardless of age, gender or any disabilities which they might have.
- To ensure that the external building environment, including the location and orientation of entrances, will be legible and not act as an impediment to any potential users.
- To ensure that the internal building environment can be successfully and safely used by all potential users of the building.
- To ensure that, where possible, opportunities are taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the building and to improve design standards overall.

National Guidance

Statutory Regulations at the national level on the provision of disabled access are set out in;

- Approved Document M - Access to and use of buildings: Volume 1 - Dwellings (2015 edition incorporating 2016 amendments), March 2016.
- British Standard Code of Practice 8300: 2009 + A1:2010: Design of buildings and their approaches to meet the needs of disabled people.

Vehicular Access

Minor alterations are proposed to the existing physical opening/ vehicular access position to Wilmslow Road.

Service vehicles and cars will enter and leave the site in forward gear. A total number of 8 car parking spaces including 1 No. accessible space is proposed. A clear 1200mm zone is provided to either side and the front/rear of the accessible space.

Pedestrian Access

Access is provided at grade to the front of the development. The main entrance to the café is via the existing roller shutter doors which far exceed a minimum clear opening of 1000mm and a minimum turning circle of 2000mm diameter adjacent to the internal access position.

Access within the interior of the café is provided at grade.

Summary

Studio KMA recognise all relevant issues associated with the unlawful use of the existing building prior to the Temporary Stop Notice being issued and subsequent retrospective planning application(s) being submitted.

it is important for the local planning authority and all relevant consultees to ackowledge that this planning application has not been submitted to regularise the previous type of occupation. Whilst this is a retrospective full planning application for change of use from B2 to A3, we would note the following

- No shisha smoking is associated with this planning application.
- Opening hours have been amended.
- DJ booth and associated large speakers have been removed from the premises.

The applicant is committed to making further changes to the existing building envelope with respect to the mitigation of noise.

Within this retrospective application we demonstrate the introduction of a new, high quality, appropriate and sustainable use within a former vacant general industrial building.

The proposal improves upon the former site use and condition and the site plan demonstrates an appropriate layout that will enhance the street scene to Wilmslow Road.

This development proposal makes a valuable connection and contribution to the existing cafes and restaurants within the ‘Curry Mile’.

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