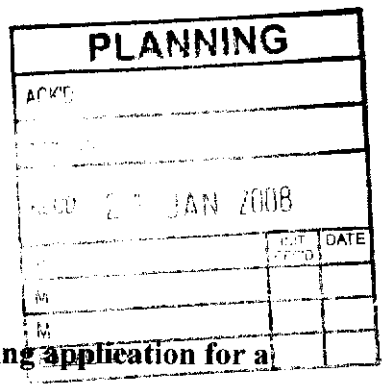


Design and Access statement

1.0 Design and access statement to support a proposed planning application for a new shop front and single storey rear extension.

1.1 Location and existing use.

- The existing building is a three storey double fronted mid terrace property located at 786-788 Wilmslow Road Didsbury Manchester.
- The building has two main uses with a Turkish restaurant and take-away occupying the ground floor and two residential maisonnettes at first and second floor level.
- Existing access to the shop/restaurant is from the front elevation of the building which fronts Wilmslow Road and access to the upper maisonnettes is achieved via two separate entrances at ground floor level at the rear of the building.

2.0 Present condition.

- The existing front elevation is neat and in a good state of repair and benefits from its architectural features along with its prominent position within the Centre of which it shares with neighboring properties.
- The existing rear elevation however does not benefit from the same architectural features and appears to have been constructed without good design and access features. The rear elevation seems to have been built on an had hoc basis with numerous flat roof dormers having been added on the rear roof slope.
- No specific Car Parking spaces exist for the current property other than the usual road parking provisions located around the building which you would normally associate with existing Town Centre type buildings.
- The roof is constructed of slate and the flat roof dormers from Asphalt. The external walls are brick constructed being a mixed color on the front elevation and a red brick on the rear elevation.
- The existing shop frontages are accessible via a wheelchair but a small step exists which will be removed if the new frontage is approved.

3.0 Proposal.

- The existing shop front to the restaurant and the take-away is to be removed and replaced with a complete new frontage that will be recessed back from the front of the building by approximately 900mm.
- In addition an external seating area is to be formed between the back edge of the footpath and the new flexible folding glazed door frontage.
- Access to the ground floor restaurant will be via the new shop front noted above and will be fully compliant with Approved document M of the Building Regulations.
- The footpath and the external front seating area are to be separated via external planters and a chrome effect handrail.

- The internal alterations being carried out will result in the total floor area being increased so as to accommodate better dining, cooking and toilet facilities along with a separate fully compliant Unisex toilet facility that will fully comply with Approved Document M of the Building Regulations and be fitted out with a Doc M package of standard fittings.

- The new single storey rear extension is to occupy what was a disused yard area and will be constructed using a red facing brick to match that of the existing property along with a parapet wall that forms the perimeter of the new asphalt finished flat roof.

- Access to the existing Maisonnettes at the rear of the building is essential and is to remain as existing.

- The new shopfront and the rear extension are required to meet the growing demands of an expanding vibrant restaurant business and overall will create better accessible quality facilities and services for its customers whilst at the same time they shall not detract from the character of the existing building.