092220



ACCESS AND DESIGN STATEMENT

IN RELATION TO

A PLANNING APPLICATION FOR CHANGE OF USE

OF PART GROUND FLOOR AT

466 WILBRAHAM ROAD, CHORLTON M21 9AS



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GENERAL OVERVIEW

The applicant and owner A.J. Dobkin is applying for Change of Use of that part of the ground floor which is of A1 (Shops) Use to A3 (Restaurant and Café's) and A5 (Hot Food Takeaway) use. This includes for space at the rear of the property was previously used as a Bingo Hall.

The site is situated in the main shopping centre of Chorlton and Wilbraham Road contains a variety of commercial uses predominantly of retail and food use. Surrounding areas are of mixed use ranging from residential to retail.

We confirm (as set out under Section 3.b.10 of the Manchester Units Development plan) that the site is outside the boundaries where no further conversion to food and drink uses will be permitted in the following shop frontages in Chorlton District Centre:-

a) 503 – 555 (odd) Barlow Moor Road
b) 93 – 129 (odd) Manchester Road

The property comprises of two distinct elements:-

a) Main Building

The main building contains a basement, ground and first floor and is believed to be constructed circa 1930. It is a detached building with splendid architectural features. The main roof is of a pitched and hipped construction with a Westmorland slate cladding. The walls are of cavity brickwork embellished by sandstone panels above roof and first floor cill level. These are two timber shop fronts at ground floor level.

b) A single storey rear building structure that was built circa 1950 and used historically as a Bingo Hall. This structure is built with load bearing brickwork and contains a mansard roof with Westmorland slate sides and a flat asphalt top. There is a vaulted ceiling internally.

Photographs of the exterior are shown in Appendix I.

The main building at first floor level is used as a local hairdresser and contains a separate independent entrance and access. The ground floor of the main building contains a fragmented general arrangement and as shown on plan 200/01, and is used as follows:-

a) The lefthand area is used by Quicksilver Amusements Ltd., for the purposes of an amusement centre.

b) The remaining ground floor space is currently vacant. The main building contains two retail units separated by a 9" thick load bearing dividing wall. This was until June 2008 used by an operator known as "A Touch of Class" for the sale of artifacts and arts and crafts goods. Unfortunately this company ran into financial difficulties and ceased to trade. The unit has remained vacant ever since. The current arrangement with a central dividing wall is not helpful to a successful re-letting of the premises.

c) The basement areas are used for ancillary retail use.

The Bingo Hall at the rear has been vacant for approximately 10 years.

Pursuant to the Change of Use, the owner is in lease discussions to use the vacant ground floor including the Bingo Hall at the rear as a food outlet.

We list below the items that we consider are relevant to this application within our design proposals for eliminating any impact that may be caused:-

1. **Amount of Development**

   The interior floor area of the property is 157sq.m. The proposed development will not incur an increase in floor area.

2. Layout and Scale

The internal space has been developed in accordance with the preferred internal arrangement of the party proposing to take a lease on the premises. The central spine wall in the main property will be removed. Primarily the internal space is split between the public/customer space and the serving counter/kitchen area. The public space at the front of the property will have seated areas for those customers who wish to consume their food on the premises. There will also be seating space at the rear (former Bingo Hall) to consume food. The serving counter and kitchen areas will only be used by restaurant staff.

3. Landscaping

The proposed development does not incorporate any soft or hard landscaping.
There are no trees and shrubs to the site.

4. Noise

The present building is predominantly located in a commercial area. Noise outbreak from the property will not be greater than traffic noise from Wilbraham Road, nor will it be a noise nuisance to existing tenants or residents.

5. Parking

The site does not contain any parking spaces.

6. Hazardous Chemicals

Dangerous chemicals will not be used by any incoming user.

7. Fumes/Plant

Cooking canopies will be fixed in two locations internally and connected to an external extract duct. The extract duct will be located at the rear of the property (see fitout plans), and will not be visible from the main road. The extract duct and fume extraction shall be in accordance with the local environmental health officer requirements.

It is proposed to introduce heat pumps for heating and cooling to the building interior. Heat rejection by way of 3No. condensers mounted at the rear of the property. Sound limits of the plant will be such to meet the requirements of the local environmental health officer.

8. Aesthetic and Design Consideration

There is no external changes to the appearance of the elevations except for the provision of a new shop front shown on the plans, together with the provision of new windows to increase daylighting in the rear Bingo Hall at the rear. Part of the new shop front will be recessed by 915mm from the site boundary. A new fascia for a tenants sign is proposed. Signage details will be subject to a separate application.

9. Access Statement

The design criteria to which the applicant relates will be that the building and the proposed Change of Use shall be easily accessible and usable for disabled and able bodied people, as the existing building provides for and certainly no worse. In this regard the following improvement measures will be introduced to accommodate the needs for those requiring access to and from the property:-

- There is 110mm high step in the entrance door from Wilbraham Road. Disabled access will be achieved should the need arise by the use of a detachable ramp which will be retained on site.
- That all major access/egress routes will be of sufficient width to accommodate wheelchair users. Door openings and the like will meet the full requirements of Building Regulation Approve Document Part M.

- Unisex disabled toilets will be provided at ground floor level in accordance with the Building Regulation Approved Document Part M (see fitout plans).

The proposed operator for the unit intends to fully comply with the current regulations and good practice. They also wish to make the new premises as accessible as possible, in line with local planning policy and obligations imposed on them as service providers under the Disability Discrimination Act 1995.

In terms of ongoing management obligations under the DDA, the operator intends to undertake regular staff training in order to ensure that continued accessible service.

Staff will undergo basic training in evacuation procedures and will be responsible for getting customers out of the building. A complete fire alarm will be installed in accordance with BS 5839/L1 and all MCP-s will be in accordance with Approved Document Part M (2004), fire extinguisher will be installed in accordance to current Fire Regulations and in accordance with the Approved Document Part M (2004).

10. **Conclusions**

We have carefully considered during the design stage the relevant issues as outlined above and believe the proposals will provide a useful positive service to local residents of the area WITH NO NEGATIVE impact on the site or surrounding areas.

R. KNOWLES BSc., FRICS., M.B.Eng.
on Behalf of A.J. Dobkin
17th February 2010.

APPENDIX I

Photographs



Plate 1 – Front Elevation fronting Wilbraham Rd



Plate 2 –Side elevation facing shopping centre



Plate 3 – Rear elevation