# Design and Access Statement – Change of use from A1 to A5, to part (Unit b) of No.102 Wilmslow Rd, Rusholme, M14 5AJ

**Use**

No. 102 Wilmslow Road, Rusholme previously operated as a music shop selling CD's etc. The current tenants (Rhythm) sub-divided the unit into 2 in order to sublet the area which is now the subject of this application (and for clarity we will refer to as Unit b within this document, Unit a being still occupied by Rhythm).

Unit b was sub-let to as a fashion boutique (Sajan) however they were not successful and Rotana Express have now secured the lease in order to operate same as a hot food takeaway.

It is intended to trade the premises between the hours of 12 noon and 2am Monday through Sunday. The premises are located in the heart of Wilmslow Road "curry mile" and such trading hours will not be detrimental to the amenity of the area as may A3 and A5 uses are located in the immediate area and same trade beyond the proposed hours for the premises in this application.

**Amount**

The area to be occupied by the A5 use (Unit b) is contained within the existing building foot print as shown on the accompanying drawing.

**Layout**

The existing entrance that served No.102 Wilmslow Road when same operated as one unit has been retained and provides the entrance into Unit b from Wilmslow Road. The counter is located within the front part of the unit with kitchen / food prep / stores and wc located at the rear.

Refuse storage is contained within the enclosed rear yard, a dedicated space is allocated for the use of Unit b.

**Scale**

The proposal is contained within the existing building footprint, the gross internal floor area of Unit b is circa 50m$^2$.

**Appearance**

No changes are proposed to the fenestration on Wilmslow Road, with the existing door and glazing to remain. The signage will be altered and this will be the subject of a separate advertisement application to the Local Planning Authority.

The extract canopy for the unit will be ducted to the rear of the premises and terminate adjacent to the rear boundary as per the elevation drawing. The extract system will be designed and positioned so that noise / odours from same do not cause a nuisance to neighbouring properties.

## Access

The original access point to No.102 Wilmslow Road has been retained and is now used solely by Unit b. The pavement adjacent is some 260mm lower than the internal floor level and in the circumstances it is not deemed practical to form a ramped approach into the premises as one complying with Part M of the Building Regulations would extend so 4m into the unit.

The applicant will provide a removable aluminium ramp together with staff training in order to provide assistance to wheelchair users who wish to access the premises.

The applicant will provide a hearing induction loop to assist customers with hearing impairments.

The applicant will provide contrasting colours between wall, floor and door finishes within the premises to aid persons who are visually impaired.

The applicant is aware of his legal duties under the Equality Act 2010 and will undertake an audit and implement the requirements from same.

Deliveries to the premises will be undertaken through the rear yard entrance. Refuse will be segregated into recyclables and general waste and collected via rear yard entrance.