DESIGN ACCESS STATEMENT

SITE ADDRESS:	138 WILMSLOW ROAD, MANCHESTER M14 5AH
CLIENT:	MR HUSHIYAR ALI
CONTACT:	07742794656
DATE:	25.11.12
F.A.O:	MANCHESTER CITY COUNCIL PLANNING DEPARTMENT
DESCRITION:	CHANGE OF USE FROM A PUBLIC HOUSE TO A RESTAURANT WITH EXTENSIONS

The existing building is a former Public Drinking House, situated on the corner of a block of shops, with and adjacent side passage way, leading to a rear car park.

The building is of typical brick construction to the sides and rear elevations. The front elevation is made up from stone blocks. With a stone fenestration at roof level.

The building is in serious disrepair both internally and externally. The building has been neglected due to its vacant state and lack of interest for alternative usage. Situated on a main thorough fare and not pleasing to the eye.

We are interested in totally remodelling the premises with new glazed facade, repairing the brickwork to the gable side and adding new extensions to the rear.

Internally to completely re-gutting the property with new floors, services and surface finishes.

To ultimately introduce a new restaurant to an existing food centre. This will add competition to give a better service and cost to the end user, as well as creating more employment.

I trust the council will look at this change of use favourably an grant planning permission.

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- Cut out on roof 270 x 300mm
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- **Fan motors and speed governors**
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- **Bespoke extraction canopies**

