Design + Access Statement

Café Nicoleta
440 Wilmslow Road, Withington Manchester,
M20 3BW

Background

This document is to support the retrospective application for the change of use of 440 Wilmslow Road to A3 use (Café / restaurant).

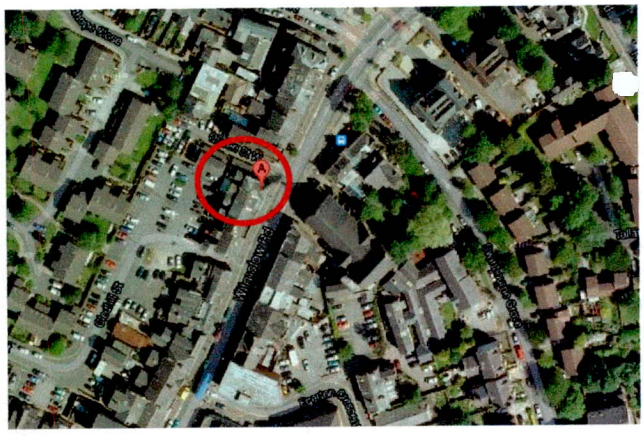
The client has been running Café Nicoleta under this use class as they were under the impression that the correct permissions had been sought by the prior tenant. The client of course now wishes to obtain these permissions to continue running the café from this location.

We believe that a café is a beneficial addition to the streetscape and to Withington centre as a whole. There are a number of other venues that serve food on the same street and therefore we believe Café Nicoleta does not seem out of place. In addition a café such as this does much for the locality in terms of creating a vibrant high street and encouraging a sense of community and sociability.

PLANNING AND
BUILDING CONTROL
04 NOV 2013

Location

Café Nicoleta is located on the corner of Queen Street West and Wilmslow Road in Withington village.



The area is a busy high street within walking distance from the residential areas of Withington.

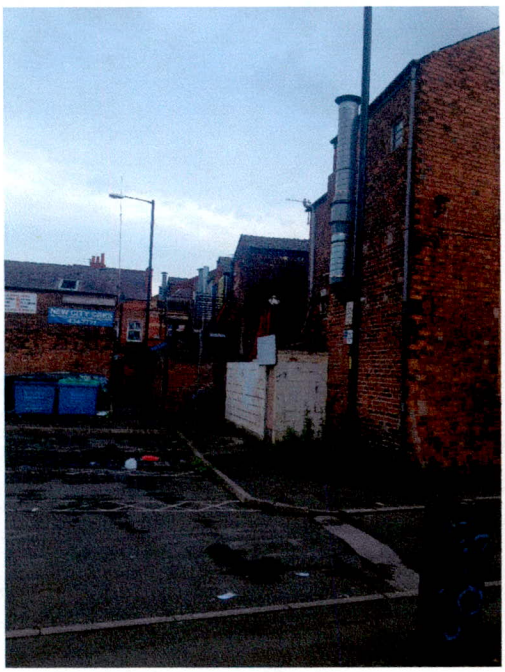
Wilmslow road is an important route into the city centre with strong public transport links.

Development Aims

The aim of this development is to provide the local community with good quality hot and cold food in a café environment . The proposal is in an area that welcomes this service.

The client believes the introduction of the cafe to the existing parade of shops, enlivens the street as a whole and provides a balance to the other retail and food units in the locality.





These images show the rear of the parade of shops illustrating the extraction unit already in place prior to the client inhabiting the unit. The rear of this section of Wilmslow road has a number of extraction units ensuring Café Nicoleta does not have a negative impact on the existing situation.



Access

The main entrance door will be 1m wide which is suitable for disabled access. The activity for the entire shop takes place on one level, starting from the public area at the front of the premises to the service section and leading to the rear kitchen storage area.