

Design and Access Statement for the Construction of a Mini Kiosk

Location: 100 Wilmslow Road, Manchester, M14 5AL

Project: Construction of a Mini Kiosk

1. Introduction

This Design and Access Statement is submitted in support of a planning application for the construction of a small, freestanding kiosk outside **100 Wilmslow Road, M14 5AL**. The kiosk will be used for retail purposes, selling refreshments and light snacks. The design aims to complement the local character while ensuring accessibility for all users, promoting pedestrian engagement, and enhancing the local streetscape.

2. Site Location and Context

The site is located on Wilmslow Road, a busy urban street with a mix of commercial and residential properties. The area is known for its high footfall, particularly from pedestrians and cyclists. The site for the kiosk will be on the pavement directly outside 100 Wilmslow Road, which is currently a wide, unobstructed public footpath. The kiosk's placement will be carefully considered to avoid obstructing pedestrian flow.

- **Site Address:** 100 Wilmslow Road, Manchester, M14 5AL.
- **Land Use:** The area is predominantly commercial with nearby cafes, shops, and restaurants.
- **Access:** The site is well-connected via public transportation, including bus routes along Wilmslow Road. Pedestrian and cycle access is excellent, making the location suitable for a small retail kiosk.

3. Design Proposal

The proposed kiosk will be a compact, modern, and aesthetically pleasing structure that fits within the streetscape without overwhelming its surroundings.

Key Design Features:

- **Size and Scale:**
The kiosk will measure approximately **2.5m x 1.6m** with a height of **2.5m**, providing sufficient internal space for retail purposes while maintaining a minimal footprint on the footpath.
- **Materials and Finish:**
The kiosk will be constructed from durable materials such as steel framing and aluminium cladding, finished in a neutral colour palette (dark grey or matte black) to blend with the surrounding urban environment. Glass windows will be used for visibility and to create an open, inviting atmosphere.
- **Roof and Lighting:**
A pitched roof with a slight overhang will protect customers from the elements. Exterior lighting will be provided in the form of recessed LED lights to ensure the kiosk is visible and safe during evening hours without causing light pollution.

- **Sustainability:**

The kiosk will be designed with sustainability in mind, including energy-efficient LED lighting and provisions for waste recycling. Solar panels may be considered for the roof if feasible, and the structure will utilize sustainable materials where possible.

4. Access and Inclusivity

The design of the kiosk ensures that it is fully accessible to all members of the public, including those with disabilities.

- **Pedestrian Access:**

The kiosk will be positioned so that there is ample space for pedestrians to pass by comfortably. The minimum clear pedestrian path between the kiosk and the road will be **2 meters**, ensuring that it does not impede public foot traffic or create bottlenecks.

- **Wheelchair Accessibility:**

The kiosk counter will be at a height that is accessible to wheelchair users (maximum 850mm). A drop-down counter will also be available for customers with disabilities, and clear signage will ensure inclusivity.

- **Customer Flow and Queuing:**

The kiosk's design considers customer queuing, with a designated area adjacent to the kiosk to avoid obstructing the main footpath. Signage and queue management tools (e.g., retractable barriers) will ensure that the area remains organized, especially during peak hours.

- **Public Safety:**

The kiosk will be placed in such a way that it does not obstruct sightlines for pedestrians or vehicles. The structure will comply with all local planning and safety requirements, including fire safety regulations.

5. Transport and Connectivity

The kiosk is well-served by public transport, with multiple bus routes operating along Wilmslow Road. No additional parking will be provided as the primary users of the kiosk will be pedestrians and cyclists. The site is accessible by foot and has cycle parking facilities nearby.

6. Impact on Local Area

- **Visual Impact:**

The design is modern but understated, designed to blend into the existing streetscape without creating a significant visual disturbance. The compact size of the kiosk will ensure that it complements the surrounding buildings without dominating the public space.

- **Economic Benefits:**

The kiosk will provide a small-scale retail outlet, offering refreshments and snacks to pedestrians, including commuters and local residents. This will contribute to the local economy by creating job opportunities and increasing foot traffic to nearby businesses.

- **Environmental Considerations:**

Measures will be in place to minimize the environmental impact of the kiosk,

including the use of sustainable materials, energy-efficient systems, and waste management practices. The kiosk will encourage the use of recyclable packaging, and bins for waste segregation will be available.

7. Conclusion

The proposed mini kiosk at 100 Wilmslow Road will provide a functional, accessible, and visually harmonious addition to the local streetscape. Designed with inclusivity and sustainability in mind, the kiosk will enhance the urban environment by offering a new amenity for passers-by while ensuring the surrounding area remains safe and accessible for all users.

This Design and Access Statement outlines our commitment to thoughtful, community-oriented development that supports the needs of the local area while maintaining a high standard of design and accessibility.