



**Design & Access Statement
(96)001 PL0**

For

**Muscle Manor
393 Wilmslow Road
Manchester
M20 4WA**

(30.07.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Dr Jo Oyandeh to produce this report, which aims to provide information on the existing site and the retrospective development works to the site at Muscle Manor, 393 Wilmslow Road, Manchester, M20 4WA.

The property sits on the busy Wilmslow Road which is a main arterial route to Manchester City Centre. It is long established area with all amenities within its context along with a large number of students and young professionals living in the area. Surrounding the site are mainly student accommodation buildings and smaller hotels.

The site previously was used a restaurant and hotel which ceased trading a few years ago. It had been vacant since closure. To the rear is currently what used to be the hotel and has since been approved (Ref:136551/FO/2023) as temporary living accommodation for single homeless people. This works is all complete and fully operational for approx. 1 year.

3. Proposal

There have been some detailed discussions regarding the use of the building and to formalise what is now the current use (Gym). During communications with Iain Smith, the existing use class of the building is considered to be mixed use C1 Hotel and Class E Commercial, Business & Service. Therefore, the proposal looks to change the use from C1 & Class E to Gym use only (Class E).

The second part of the application looks to apply retrospectively for consent for the unauthorised structure erected to the rear of the gym building which has been erected for use as a dedicated functional gym training area which is flexible gym space. Since erected, it has been well received in all areas in terms of providing quality space and is a well used facility.



The structure is steel frame with a heavy duty PVC covering finished in a dark green colour. Attached are the detailed plans to present what has actually been built.

The structure doesn't affect any of the neighbouring properties and doesn't have any music playing which could potentially disturb any buildings in its context.

The overall site area is approximately 0.320 hectares (3204m²).
The existing Class E (Restaurant) GIA area of property is 1539sq.ft (143m²).
The existing Class C1 (Hotel) GIA area of property is 11775sq.ft (1094m²).

The proposed GIA of property is 13379sq.ft (1243m²).

4. Hours of Operation

The opening hours are proposed as follows:

- ◆ 5.00am-11pm Monday to Friday
- ◆ 8.00am-10pm Saturday
- ◆ 8am-6pm on Sunday and Bank Holidays

5. Security Measures

CCTV has been installed as part of the works to manage any anti social behaviour inside and out of the premises. This will assist the local police for any crimes committed in and around the development site.

6. Bin Storage

There is bin storage space indicated on the attached proposed site plan south west of the site which is easy access for waste collection.

7. Conclusion

We would like the support of the local authority for this application as it would:

- Support a new business venture with ever increasing demand in the area for such a facility
- Create a product/service in the area where there is demand alongside other amenities
- Maximise the potential of the site and the future of the business.

