

Design & Access Statement

Project: Alterations to elevations and installation of new extraction system.

Location: 467-471 Wilmslow Road, Withington, Manchester, M20 4AN

Date: November 2023

Introduction

This design and access statement has been submitted in support of the planning for the alterations of an existing vacant bank unit, for a new restaurant use, and the installation of a new extraction system.

The existing use of the vacant premises, and the proposed new use as a restaurant fall within the same use class, Class E, in the revised 'Use Classes Order in England' which came into force on 1 August 2021.

The proposed restaurant will be a buffet restaurant, with adequate seating to accommodate approximately 60-70 covers.

Site Analysis

The application site is a vacant ground floor unit, which was previously used as a bank. The unit is in a 2-storey building, towards the front, along Wilmslow Road, the building is single storey, and towards the rear, the building has a second storey, with additional accommodation in the loft space. The upper floors of the building on the proposal site, is used for residential units,

The proposal site is located with the Withington commercial centre, which has a mix of different uses on the ground floor, ranging from drinking establishments, take-aways, restaurants betting shops, etc. A lot of the properties have residential use on the upper floors, inline with the proposal site.

The area is designated as a Conservation Area, however, the building on the proposal site is not a listed building.

Design Proposals

Our proposal for the external changes to the elevations, consist of changing the existing windows, the structural opening of the existing windows will not be altered, barring the two centre windows along the Wilmslow Road elevation; the sill height will be dropped to their original position, which is line with the sill height of the remaining windows.

The new windows will be powder coated aluminium frames, with no opening lights, they will be finished in an anthracite grey (REAL Ref:7040).

We are also proposing a new entrance door, which will match the proposed windows; the proposed door will have be a double door, with glazed panels. The colour will match the proposed windows, anthracite grey.

The proposed extraction duct, will be located to the rear of the building, hidden within the recess between the two outriggers. The proposed extraction duct will not be visible from Wilmslow Road, or from Egerton Crescent.

Effect on Building

The effect on the existing building will be the installation of a commercial extraction system, and we believe an improvement in the frontage, by installing new windows; barring this the building will remain the same.

Utilities Statement

There is existing mains Gas, Electric and Water supply to the unit, which will be adequate for the proposed commercial kitchen.

Transport Statement

The proposed use will operate daily from 10am till 10pm, Monday to Friday; from 12am till 8pm, Saturday and Sundays (including bank holidays).

The maximum number of staff who will be working in the kitchen, will be 4 fulltime staff. Which includes 1 manager, 2 people in food preparation and 1 clearing up.

There is no requirement for large service vehicles for the proposed use, such as large lorries. The applicant will purchase the ingredient for the food preparation and packaging from wholesalers, such as COSTCO or Marfast, this will be done using a vehicle no larger than a ford transit van. Any other deliveries to the proposed site will not require any vehicles larger than a ford transit van.

We estimate that the number of vehicle movements that the proposed change of use will generate, between peak hours (08:00–09:00 and 17:00-18:00) will be zero, as the unit will open before 8am, which will require the staff to be there before 08:00 and closes at 18:00. The collections and deliveries to the site will be during there day, between the peak hours.

There are 4 car parking spaces on the proposal site: along with 5 covered cycle parking spaces. There is also off-street parking available to customers in the car park of Egerton Crescent, there are around 15 car parking spaces available. There is also off-street parking available off Gledhill Street, this is a 2-minute walk from the proposal site, which can be access through Barbican Street, although Barbican Street is closed to vehicular traffic, it can still be used to access the car park by foot.

Site Waste Management Plan

There will be two 1100 litre wheelie bin for general waste; any cardboard generated from the proposed use will be collated and collected by a private recycling company. Any biodegradable waste will be segregated from the general waste and collected for composting by a private recycling company.

Accessibility

The existing entrance into the building will not be changed as part of the change of use however wherever possible the change of use of the premises will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010.