



DESIGN AND ACCESS STATEMENT

Application site: 455-459 Wilmslow Road Manchester M20 4AN

Date: June 2023

Proposal: Change of use from retail to a restaurant and hot food take-away (Sui Generis) and associated flue on the rear elevations and new front entrance door.

The proposal

The proposal involves changing the use of the ground floor of joint properties 455-459 Wilmslow Road, which were previously used as retail units, to a restaurant/hot food takeaway. The plan also includes installing an extractor system flue that will run up the rear outrigger gable wall of the building and refurbishing the front entrance door.

The proposed work mainly consists of internal alterations with minimal external modifications. Therefore, the change of use will not impact the external appearance of the existing building.

The application site refers to the ground floor of a two-story terraced property located on Wilmslow Road, with a total area of approximately 172m². The first floor is currently used as residential accommodation and has independent access from Wilmslow Road. At the rear, there is a large shared parking/service area.

The properties along Wilmslow Road are primarily used for commercial purposes, with a small proportion having residential use on the first floor. The application site encompasses the combined ground floor area of 455-459, which was last used as a supermarket.

The proposal aims to convert the currently vacant ground floor retail units into a Mediterranean restaurant/hot food takeaway.

Design Principals and Concepts

1. Layout
For details of the proposed internal alterations and existing layout refer to drawings AMA822-001-003.
2. Scale
There is no change in the scale of the building.
3. Appearance
The refurbishment of main entrance door to shop front.



4. Landscaping
There is no landscaping work.

Access Statement

There is on-street parking available in front of the application site along Wilmslow Road, and a shared car parking facility is located at the rear for staff and deliveries. Additionally, there is good pavement-level access to the unit through the entrance from Wilmslow Road.

In general, the proposed development will not impact the existing access routes. The main front access from Wilmslow Road and the rear access will remain unchanged. The proposed change of use will not affect the access of neighboring properties. Furthermore, there will be no impact on the existing road layout and public transport

