

DESIGN & ACCESS STATEMENT

BUNSIK Restaurant

Unit 1A “The Pavilion” 1 Piccadilly Gardens, Manchester, M1 1RG



To support Planning Application:

Use of the external area for placing tables, chairs and barriers in connection with the “Bunsik” restaurant at Unit 1A “The Pavilion”.

Revision 01 JULY 2023

LOCATION & CONTEXT:

The application relates to a pavilion-style structure within Piccadilly Gardens. Piccadilly Gardens is a major public open space within Manchester City Centre, bounded by Mosley Street to the west, Parker Street to the south, Portland Street to the east and Piccadilly to the north.

The public square is partially built upon, with an office building (No.1 Piccadilly Gardens) located to the southeast corner of the square.

The application specifically relates to “**The Pavilion**” feature towards the southern boundary of the gardens and the public space in front of the “The Pavilion”.

RELEVANT PLANNING HISTORY:

Planning application 132578/FO/2021

A previous application has been granted (132578/FO/2021) which sees physical works of “The Pavilion” dividing the structure into two elements with an artwork installation facing the city (tram) side.

The construction works of implementing the approved works of planning application 132578/FO/2021 are starting in July 2023.

The approved external construction works are as follows:

Removal of central roof section to create two separate pavilions
Extension of paving to connect pathways with matching finishes
New structural columns to match glazing in colour (black)
Existing glazing, grilles and wall panelling to be refinished in black colour
Introduction of soffit lighting to perimeter of shopfronts
Installation of new metal sculpture with lighting to be mounted to wall surface at high level. Painted etched pattern to existing concrete surface at low level with coloured resin inserts to specific existing formwork tie holes

Planning application 094803/FO/2010/C2

In 2010 a planning application was granted for a **similar scheme using the ancillary of the Pavilion** unit for the use of the external area for placing tables, chairs, and barriers.

The planning application was retrospective and granted on the 09.02.2011.

USE:

The existing use class is E (restaurant use) and not changed.

This application seeks planning permission for the use of the external area for the new restaurant “Bunsik” for placing tables, chairs, and banners.

The opening times and operation hours for the use of the outdoor seating area are:

The hours of operation are as outlined below:

- | | | |
|---|----------------------------|-----------------------|
| • | Monday to Thursday | 11:00 to 20:00 |
| • | Friday and Saturday | 11:00 to 21:00 |
| • | Sunday | 11:00 to 20:00 |

No use of amplified sound or music will be provided within the external searing area.

AMOUNT:

The existing internal space of the restaurant is ca. 160 m²

The application proposes

14 tables,

28 chairs

13 screen barriers with textile canvas

On an area of 2.55 m x 25.0 m = 63,75 m²

LAYOUT:

The tables, chairs and barriers will be placed facing the Piccadilly Green.

The distance between the shopfront and public benches is ca. 5.70 m.

The clear distance between the barriers and the public benches is 3,15m

LANDSCAPING:

No landscaping works are proposed or necessary as part of this proposal.

APPEARANCE AND SCALE:

The restaurant is located within a single storey concrete structure.
The proposed tables, chairs and barriers will be stored inside and are not interfering or harming the existing building and surroundings.

ACCESS:

The existing both entrances to the restaurant will be retained of unobstructed use.
The entrance facing the Piccadilly Green will be supported by two side banners to guarantee unobstructed access and exit.

CONCLUSION:

The proposal is similar in style to the previous granted planning application and in a good balance between the applicant's operational needs and will will safeguard the amenities of occupiers of nearby properties.

All tables, chairs, and barriers (including any ancillary equipment) will be stored inside the premises.

For that reason:

1. The proposed tables, chairs and barrier in form and design does not have any negative impact on the appearance layout and setting of the listed building.
2. The proposal does not have a detrimental impact on the level of residential amenity enjoyed and will have a positive input by using the public space. The opening times of the Sandwich Bar-Café from 10:00 am to 11:00 pm will not interfere or of any disturbance during the night.

July 2023 (Revision 01)