



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

For

**393 Wilmslow Road
Manchester
M20 4WA**

(16.02.23)

1. Introduction

NADA Architects have been appointed by Dr Farrokh Jooyandeh from Drop Inn Hotel Ltd to produce this report, which aims to provide information on the proposed development works to the site at 393 Wilmslow Road, Manchester, M20 4WA. The proposal is to apply for retrospective application for the change the use from Hotel (C1 use) to Temporary Living Accommodation for the homeless single people (Sui Generis) with no internal or external alterations to the building.

The building has been operating an annual lease with the local authority since April 2020 but with the lease due for renewal soon, it was agreed with MCC to ensure the change of use from the previous use (hotel) was in place before the lease is renewed again but this time for a 10 year period.

The building comprises of a total 30 bedrooms over three floors with ancillary accommodation on the ground floor such as admin offices, laundry room, meeting room and commercial kitchen serving the residents. There is off street parking to the front for 9no. vehicles along with green space to be enjoyed by the single homeless people.

The building in question is one of two buildings within the boundary which sits to the rear of the actual site. Fronting Wilmslow Road was the Bar & Restaurant to the Drop Inn Hotel which is now being converted as a gym (same use class under previous use class order) where the conversion works are currently ongoing.

This temporary accommodation building sits to the rear of the site and has vehicle access via Mitford Road. There is also a bridge link which connects both buildings but this has not been used for a few years as access between the two buildings. The bridge link will not be utilized at all between the two buildings.

Both buildings within the site are to be used as independent operations and bear no business relationship to each other.

The overall site area is approximately 34541 sq.ft (3209m²).

The existing GIA of the ground floor is 4348 sq.ft (404m²).

The existing GIA of the first floor is 2583 sq.ft (240m²).

The existing GIA of the second floor is 2561 sq.ft (238m²).

The total existing GIA of the Temporary Accommodation building is 9493 sq.ft (882m²).



2. Design Proposal

There are no external or internal alterations to the building.

3. Access

There is level approach from the road via Mitford Road for both pedestrians and vehicles.

There is a level threshold at the main entrance door to the building.

4. Security

There is CCTV installed within the ancillary accommodation and main corridors and staircores. CCTV cameras are also installed externally on the main elevations covering the car park and the rear of the property.

From the car park entrance, there is a security office with all visitors and residents logged on entry and exit from the building.

There is on site security operating at the site 24 hours a day commissioned by MCC Homelessness Services.

5. Bin & Cycle Storage

Bin storage is situated adjacent to the car park entrance which are all 1100l waste bins as indicated on drawing (03)001 PL0.

There are existing cycle racks adjacent the amenity space with 4no. cycle spaces as indicated on drawing (03)001 PL0.

6. Conclusion

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

- Maintain an existing operation offering shelter for the vulnerable
- Make excellent use of a building which already has the format and arrangement to suit such a use
- Help relieve the council on providing temporary accommodation for the single homeless people
- Secure temporary accommodation for the single homeless people for a 10 year lease commencing once planning approval has being granted
- Help to reduce the Council's use of in-appropriate and costly B&B type emergency accommodation for the vulnerable single homeless cohort, enabling provision of a safe and supportive temporary accommodation provision



- Providing stability to MCC's Homeless temporary accommodation portfolio by securing guaranteed use and access to temporary accommodation for homeless single people for a 10 year lease period commencing once planning approval has been granted

