

Design, Access & Planning Statement

PIZZAEXPRESS, 3 TONY WILSON PLACE, FIRST STREET, MANCHESTER

1.0 Introduction

This combined Design & Access and Planning Statement has been prepared by Butler Associates on behalf of PizzaExpress in order to support a planning Application for works proposed to be carried out at the above. The subject of this statement is 3 Tony Wilson Place, First Street, Manchester.

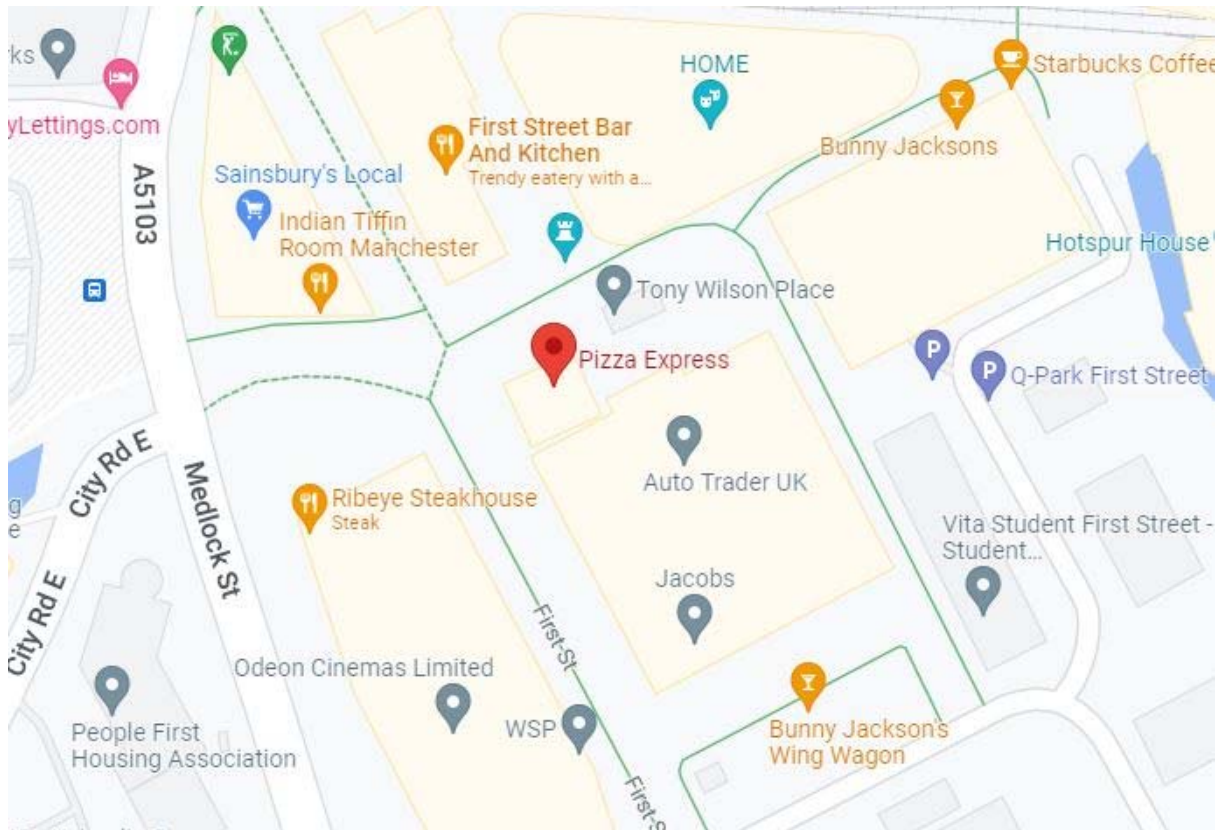
The subject property is a single-storey building, which is attached to an office block. The restaurant is located with the development known One First Street, which is a modern development with a mix of retail, leisure and offices.



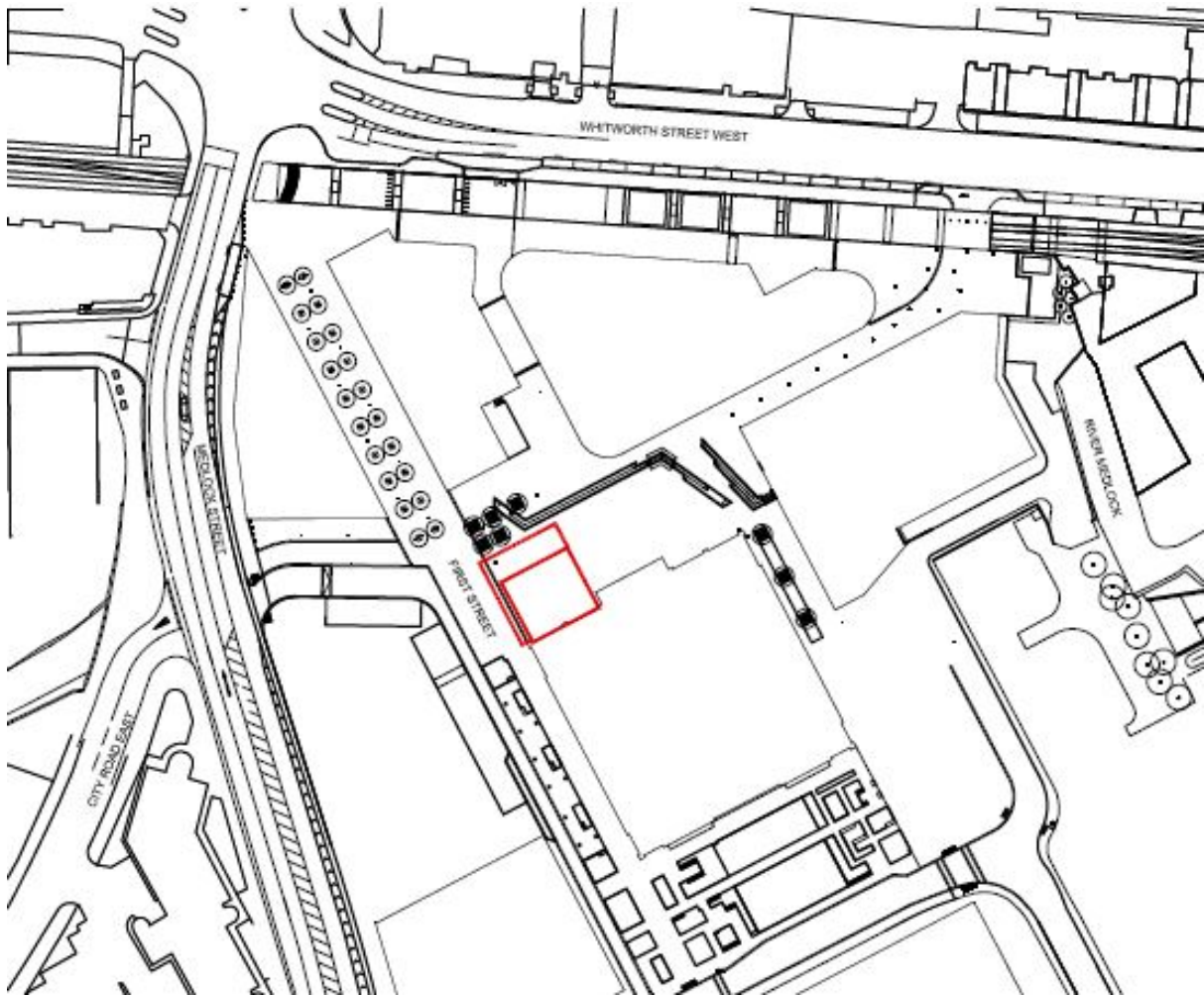
Front elevation

2.0 Location

The subject property is located at 3 Tony Wilson Place, First Street, Manchester M15 4FN and is currently trading as a restaurant on the ground floor only. Tom Wilson Place sits within the One first Street Development and is located at the junction of Whitworth Street West and Medlock street.



Google map



Location OS Map

3.0 Design and Appearance

The proposed works relating to the subject property is to alter a section of the existing shopfront to provide a sliding window.

The proposed window will replace an existing section of shopfront adjacent to the side fire exit.

The materials proposed would be aluminium, with the same sectional sizing and colour to match the existing shopfront.

Drawings will be submitted to indicate these alterations. The character and appearance of the shopfront will be retained.

The new sliding window will used for pizza collections and will help to improve the flow of the restaurant to avoid customers clashing with pizza collections.

The new window will be accessible during trading hours and accessible to all persons with disabilities.

4.0 Impact and conclusions

The proposed works will not have a detrimental impact on the original building or nearby conservation areas.

The window will be designed in a way to blend-in with the existing modern shopfront. It will be functional and aid the flow of traffic entering and exiting the restaurant.

It will aid in keeping customers and delivery drivers separate and therefore, enhancing the dining experience for the customer.

The scale of the proposal is minimal and will not effect the building aesthetically.