



Design & Access Statement (96)001 PL0

For

**645 Stockport Road
Manchester
M12 4QA**

(20.06.22)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr Faisal Al Badri to produce this report, which aims to provide information on the existing site and the proposed development works at 645 Stockport Road, Manchester, M12 4QA.

The property sits within an established parade of commercial properties which is close to the heart of Longsight shopping district. The property sits amongst a mix of businesses uses including, estate agent, hardware store, general food store, restaurant and other takeaways. The site is on a prominent location and is on a main arterial route into Manchester and Stockport City Centre.

There is no rear yard area with the site completely covered with building. However, The site does however connect onto Sullivan St for service access at the rear fire exit door.

There is free on street parking to the front of this parade of shop units but there is currently no off street parking within the site boundary.

The existing premises (Class E) retail is currently vacant and has been for approx. 24 months now. With the increased pressures on high street retail businesses, the business was forced close and has been vacant ever since. The proposal for the new occupier is to create a contemporary hot food (Sui generis) business with offering Desserts also including Gourmet Burgers, paninis along with quality milkshakes and hot desserts. There are of course other businesses in the parade who offer hot food takeaway but the applicant would like to bring something new with a unique recipe to his menu.

There will be limited seating to the front for customers with perimeter bar stool seating and fixed tables and a serving refrigerator counter with the dessert offerings displayed.



The commercial kitchen is proposed to be to the rear of the property with a new extraction flue to be installed and mounted on the gable wall of the two storey outrigger. This is the same arrangement as the neighbouring food operation and is a sensible location whilst it being positioned well away from any first floor windows.

The planning application does not propose to extend the existing building and the accommodation required has been reconfigured within the existing footprint of the property. As part of the proposal, we look to include external flues for the commercial extraction system which will be situated to the rear of the building. This extraction system is to be designed by an M&E Consultant who is on board to provide the full detail design and specification for the scheme. Details can be provided if required.

The overall site area is approximately 0.0089 hectares (89m²).

The existing GIA is 1162sq.ft (108m²).

The proposed GIA of the building will remain as 1162.ft (108m²).

3. Background

The building is well suited for this use with the various business types that can compliment them also with the new addition in the area, particularly on Stockport Road.

4. Hours of Operation

The opening hours as proposed are as follows:

- ◆ 11am-1am Monday to Sunday 7 days a week including Bank Holidays

5. Security Measures

CCTV will be installed as part of the works to manage any anti social behaviour inside and out of the premises. This will assist the local police for any crimes committed in and around the development site.

The shop front has an existing electric roller shutter which is to be retained.

6. Bin Storage

Bin stores are indicated on the proposed GA Ground Floor Plan PL1.



Bin storage has been provided within the footprint of the building with secure gates accessed externally. This will allow for waste collections to take place by authorised waste collection company arranged by the applicant.

7. Conclusion

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

- Create a new business with increasing demand in the area
- Create a more sustainable business operation following the decline in the retail sector
- Maximise the potential of the site

