

**Retrospective Planning Application
For the Retention of Raised Decking
And Balustrade / Screen
74 Wilmslow Road
Rusholme
M14 5AL**

Design and Access Statement



1. Introduction

- a. This Design and Access Statement (DAS) has been prepared on behalf of Finest Local Foods Ltd to accompany their retrospective planning application for the retention of a raised deck and balustrade / screen to the forecourt of No.74 Wilmslow Road, Rusholme M14 5AJ.
- b. This DAS seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme presented is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.
- c. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.
- d. The application description is as follows: Retention of raised decking and balustrade / screen to forecourt.

2. Site and Context

- a. The site is located on the West side of Wilmslow Road, within a parade of similar units in the heart of the Curry Mile.
- b. The premises are operated as a hot food takeaway.
- c. A significant proportion of the customers choose to eat at the premises and previously either had the choice to eat indoors or on the forecourt area. However the forecourt area has a pronounced slope towards Wilmslow Road and this made it difficult to position tables / chairs so as to make them stable / convenient for customers to use.
- d. In addition the adjacent premises, Aura, No.72 Wilmslow Road already benefited from a similar raised deck and balustrade arrangement that slightly dominated those dining at the existing sloping pavement level.
- e. The applicant constructed the raised deck and balustrade without knowing that planning permission was required and now seeks retrospective permission for its retention.

3. Amount

- a. The raised decking extends over an area of approx. 22.5m² and is contained entirely on land within the ownership of the applicant.
- b. The top of the glazed screens is approximately 1.8m above the adjacent pavement level.

4. Appearance

- a. The raised decking and lower section of the balustrade are constructed from natural coloured sealed soft wood decking planks. The glazed upper section of the balustrade is contained within powder coated aluminium frames (dark grey)

5. Access and Security

- a. The premises previously had a stepped entrance from the sloping forecourt into the dining / server area. In essence this stepped arrangement has now just been re-positioned adjacent to the Wilmslow Road footpath.
- b. The applicants will provide rubber kerb ramps to be positioned on the new steps should any visitors with wheelchairs / mobility issues wish to access the premises. The applicants are aware of their duties under the Equalities Act 2021 to provide all reasonable assistance and make reasonable adjustments.
- c. A hearing loop will be installed at the counter to accommodate those with hearing impairments.
- d. The internal colour scheme will provide suitable contrasts to aid those with visual impairments.
- e. Staff will be encouraged to use sustainable transport options and secure bicycle storage will be available in the dry store at the rear of the premises.
- f. A monitored CCTV system has been installed to cover the whole of the premises.