



INSPIRE | DESIGN | CREATE

Applicant: **Mr Shorsh Mahmad**
66 Wilmslow Road
Rusholme
Manchester
M14 5AL

Site Address: 66 Wilmslow Road
Rusholme
Manchester
M14 5AL

Proposal: Planning application for external seating with addition of raised decking and timber balustrade and retractable awning to forecourt area. Existing forecourt area is unused, therefore change of use to sui generis (STRICTLY) outdoor smoking area only) to facilitate existing food establishment.

Agent: ML Design

Prepared by: Mr. Muneeb Z Lokasher
T: +44 (0) 161 8182 786
M: +44 (0) 772 2524 205

Date: 26/05/2022

Revisions:

Revision	Date	By	Notes
A	29/05/22	ML	Issue for Planning Application
B	15/06/22	ML	Revised Issue for Planning Application



Contents

Contents.....	Page 2
Introduction	Page 3
Site location and context	Page 4
Design principals	Page 5
Precedents	Page 7
Conclusion	Page 8

Introduction

This design statement is submitted to Manchester City Council in support of a planning application. This application is for the Installation of raised decked external seating area to front forecourt of existing restaurant premises together with retractable awning to create outdoor smoking area. There will be no change to existing established use.

This Design Statement should be read in conjunction with the following:

- Planning Application forms
- Drawing Numbers: 1161_0005 – 1161_0910

Site Location & Context

66 Wilmslow Road is situated within a parade of commercial premises in the heart of Rusholme, also known as “The Curry Mile.” 66 Wilmslow Road includes a forecourt area adjacent to the Wilmslow Road elevation which abuts the public footpath. The forecourt is currently surfaced with concrete paving blocks which the client wishes to replace with a level floor to agree with the existing ground floor of the premises.

A timber clad balustrade is proposed to be installed around the perimeter of the forecourt to comply with building regulations approved document K. It is also to stipulate separation from the public footpath and the adjacent premises.

The forecourt provides a place where customers can consume food in the outdoors and also allows for an outdoor smoking area for the customers to use. The proposal is to seek planning permission for the above, and proposed decking and balustrade, install an electric retractable cassette type awning.

Design principles

Usage

The proposed external forecourt area is for customers who desire to consume food or drink and allow for an external smoking area. The internal area will be solely as existing and no change of use.

The proposed premises are open 7 days a week, with the hours on Sunday to Thursday comprising of 10:00 to 01:00 and on Friday & Saturday – 08:00 to 02:00.

Layout

It is proposed that the overall layout of the property will not alter. Please refer to the drawings attached. The total internal floor space is 79.2m² that has been used for A3 – Restaurants & Cafes. The scheme proposes an additional 21.5m² of A3 outdoor seating area.

Landscaping

There is no green landscaping proposed on site, however there will be new treatments applied to the ground.

Appearance

The proposal has been very carefully designed to respect and improve the existing parade of businesses with particular attention given to the details.

The aim is to create a comfortable and attractive 'café' like feel to the existing premises.

We propose to use high quality timber cladding on the external façade with retractable glazing panels that can be concealed within the balustrade construction.

It is proposed that the existing shop front will stay in-situ but the addition of the front seating area and its balustrade will enhance the existing external appearance of both the shop and the area.

Access

The main entrance is from Wilmslow Road, with a secondary back entrance/fire exit to Aspinal Street. This secondary access point is primarily used for staff, deliveries and other logistical arrangements. The internal floor level of the premises is approx. 225mm higher than the pavement ground level. The proposed timber decking's finish floor level will be to match existing internal ground floor level of the premises. An access ramp will be installed to transition between the levels.

Staff working at the premises will be trained and be available to provide any customers who may have difficulty entering or leaving the premises.

All necessary actions will be undertaken to aid those with visual impairment, such as the colour of door furniture, wall and ceiling junctions, nosing of steps etc.

The new development has been designed to comply with Approved Document Part 'M' and take on board any applicable DDA recommendations. We will also wherever possible adopt Design for Access 2 (DFA2) requirements.

Precedent



Conclusion

This document has been prepared to support the planning application, to develop and enhance the existing facilities. It outlines our intentions to enhance the forecourt area only and not the existing building, and maintaining the existing use.

The proposed scheme will enhance the aesthetics of the current site. The design, scale and mass will also be in keeping with the existing locality.

The proposed materials will be consulted with the planning department prior to use. Our client is keen to satisfy and adhere to all related planning guidelines.

We feel this proposal will be a positive enhancement to the local area, both economically and visually, therefore, planning permission should be granted.