Rudy’s Pizza Didsbury

653 WILMSLOW ROAD,DIDSBURY,MANCHESTER M20 6QZ

DESIGN & ACCESS STATEMENT

TO ACCOMPANY PLANNING APPLICATION FOR THE
FORMATION OF A NEW SLIDING DOORS WITHIN EXISTING WINDOW OPENINGS AND NEW SIDE ACCESS DOOR

CONTENTS

Introduction	3
Site Context	
Existing Use and Layout	
Proposed Works	4
Design Consideration	
Access Statement	
Sustainability	
Conclusion	5

INTRODUCTION

This Design and Access Statement supports a planning application for external alterations to the side elevation of the existing Rudy's Pizza restaurant at 653 Wilmslow Road, Manchester. The premises already operates as a restaurant. The application proposes minor external works only, specifically the installation of new sliding doors, formation of a new access door to an external seating area, the new sliding doors are all within existing window openings with window heads retained and cills reduced to ground level.

Background

1.1 Name of the scheme:
Rudy's Pizza Didsbury

1.2 Applicant:
Rudy's Pizza LTD

1.3 Designer/Agent:
STUDIO 72

SITE CONTEXT

The property occupies a two storey commercial building fronting Wilmslow Road in Didsbury, Manchester. The work for which the application applies for relate solely to the side elevation, which faces the existing external seating area.

EXISTING USE AND LAYOUT

The existing restaurant layout includes ground floor dining, kitchen and accessible WC with the first floor accommodating male and female WCs, staff areas and general back of house facilities.

PROPOSED WORKS-EXTERNAL ALTERATIONS TO SIDE ELVATION

The planning application seeks to gain approval for sliding doors inserted within the existing window openings on the side elevation. The window heads will be retained and sill levels reduced to ground level. A new access door to the external customer seating area will be included in the alterations to provide level access.

DESIGN CONSIDERATIONS

It is considered that the proposed works respect the existing proportions of the building and use sympathetic materials whilst maintaining the architectural rhythm. The minor nature of the works and being that the sliding doors utilize the existing window openings will have no adverse impact on neighbours properties or the current street scene.

ACCESS STATEMENT

The proposal will improve customer access to the existing external area via the new sliding doors. Step-free routes throughout the building will be retained and the position of the accessible WC will remain on the ground floor.

SUSTAINABILITY

Existing structural openings will be reused for the proposed sliding doors. This intervention to the building will also provide improved natural ventilation to the existing building, will support the existing outdoor dining area which will enhance the customers experience and improve operation of the business.

CONCLUSION

The proposed external alterations represent a carefully considered and proportionate enhancement to the existing Rudy's Pizza premises. By working wholly within the established window openings, the scheme avoids any structural enlargement or visual intrusion, ensuring that the character, scale, and rhythm of the building remain intact. The introduction of sliding doors and a new access point to the external seating area provides tangible operational and customer-experience benefits, improving circulation, increasing natural ventilation into the building and supporting a more flexible dining environment without compromising the building's architectural integrity.

From an urban design perspective, the works are modest, respectful, and sympathetic to the surrounding streetscape. The retention of window heads and the use of materials that match or complement the existing façade, ensure that the alterations sit comfortably within the established context. There is no anticipated harm to neighbouring amenity, given the limited scope of the changes and the fact that the restaurant use is already established.

In terms of accessibility, the proposals maintain and enhance inclusive access by providing step-free entry points and retaining the accessible WC at ground floor level. The scheme also aligns with sustainability principles through the reuse of existing openings, improved natural ventilation and support for outdoor dining, which reduces reliance on mechanical systems.

Overall, the proposals constitute a minor, sensitive and well-designed intervention that improves functionality and customer access while preserving the building's appearance and contribution to the local area. The application is therefore considered fully compliant with relevant planning policies and appropriate for approval.

THANK YOU.