Description of Works Statement
(Design & Access Statement)
(96)001 PL0



For

539A WILBRAHAM ROAD,
CHORLTON, M21 0UE
(15.04.26) REV A

1. Consultant Details

All correspondence regarding this matter is to be sent to:

Ahmed Choudhry
NADA Architects
169 Kingsway
Burnage
Manchester
M19 2ND
[redacted]

2. Introduction

NADA Architects have been appointed by Mr Christos Kasaras to produce this report, which aims to provide information on the existing site and proposed development works at 539A Wilbraham Road, Chorlton, M21 0UE.

The applicant is ownership of the entire site within the red line boundary and was operated as a Close Male Grooming (Class E) and are currently vacant. The proposed building is looking to use the building as a cookies shop serving hot cookies/cakes and coffee (Class E), No hot food cooking will take place on site.
The business will be operated by a growing local brand with existing presence across the North West. The surrounding Chorlton shopping district comprises a mix of established cafés, bars, and retail units, with broadly consistent architectural character and proportions.

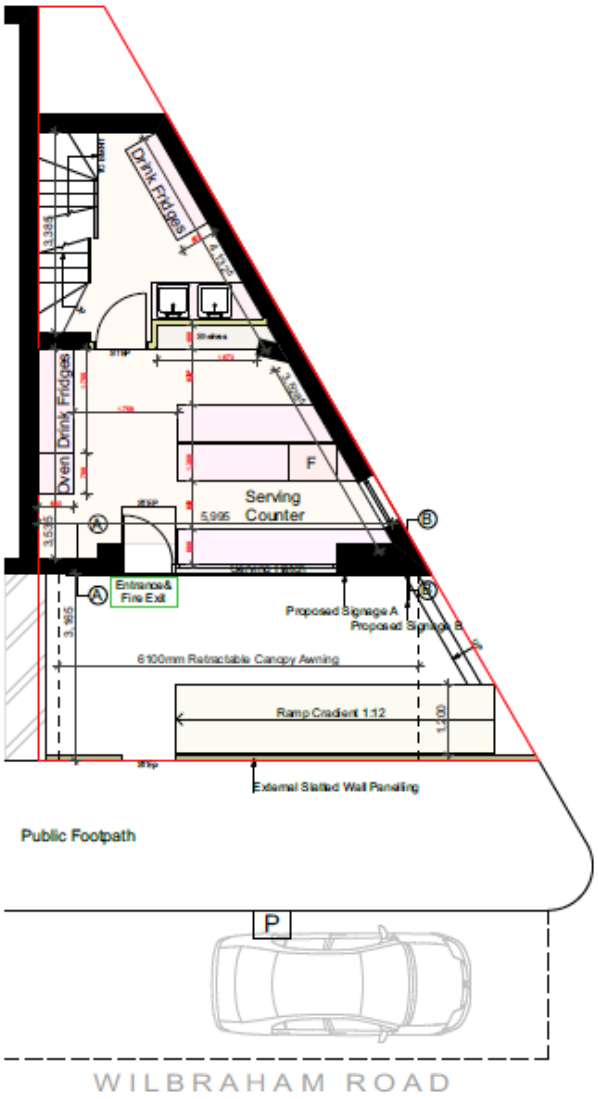
There is on-street parking available on Wilbraham Road (Monday–Saturday, 7:00am–7:00pm, 2-hour stay with no return within 1 hour). The site is also located on a main bus route, providing excellent access to public transport.

3. Design Proposal

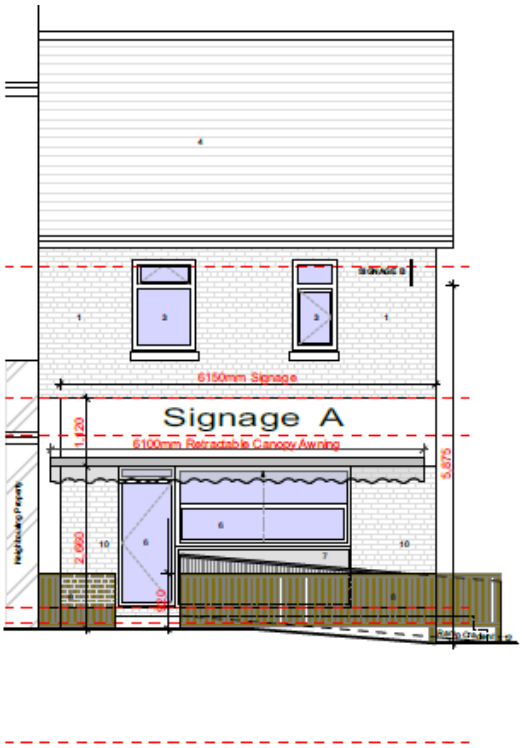
The proposal involves the conversion of the existing ground floor into a cookies shop. External alterations are modest and include an upgraded shopfront and associated features to enhance the visual appearance, accessibility and functionality of the unit.

Ground Floor
The ground floor will accommodate:

- A serving counter
- A serving hatch
- Retractable Canopy Awning
- New side window
- A raised platform to the front
- A wheelchair-accessible ramp
- An External slatted wall panelling
- 2no. Proposed signages



PROPOSED GA GROUND FLOOR PLAN



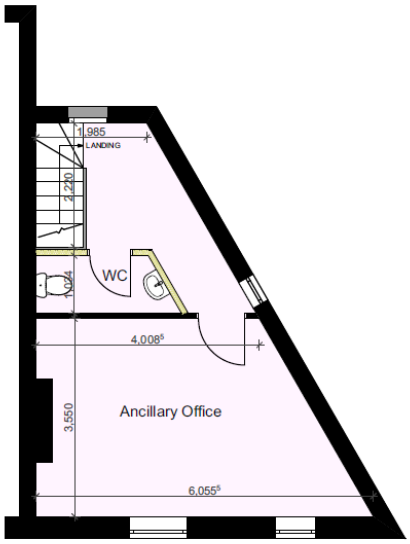
PROPOSED GA FRONT ELEVATION

(96)001 C0

A wheelchair-accessible ramp integrated within the front decking to provide inclusive access for disabled users and wheelchair users. The ramp has been designed with a gradient of 1:12, in accordance with accessibility guidance.

First Floor
The first floor will provide:

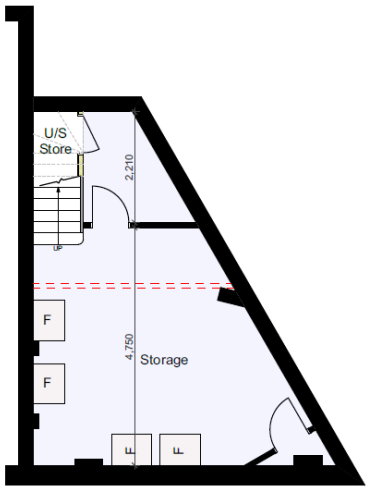
- Ancillary office space
- WC



PROPOSED GA FIRST FLOOR PLAN

Basement
The basement will be used for:

- Storage



PROPOSED GA BASEMENT FLOOR PLAN

The proposed operating hours for the proposed use are as follow:

7 days a week 8am – 2am
Saturday & Sunday inc Bank Holidays – 8am-2am

3. Signage

The proposal includes 2 No. new signs comprising acrylic panels with cut-out acrylic lettering, internally illuminated with LED lighting.

4. Conclusion

The proposed development represents an appropriate and beneficial use of the site. The scheme will:

- Bring a vacant unit back into active use
- Support the local economy and vitality of the high street
- Provide a complementary use within an established commercial area
- Enhance the appearance of the property through shopfront improvements

The proposal is considered to be in keeping with the character of the surrounding area and is therefore respectfully recommended for approval.