

## **Design and Access Statement**

Porada, 231 Bury New Road, Whitefield, Manchester M45 8QP

### ***Introduction***

The proposal is to erect an aluminium structure with a retractable fabric canopy on the existing paved terrace to the south elevation of the property. This will provide more comfortable all-weather seating facilities to enhance the established well-respected restaurant.

### ***Requirement***

The development of the outside area will help to sustain the existing business and will protect the jobs of the existing staff. It will improve the facilities for the benefit of customers as well as to consolidate the business, but without detracting from the existing feel of this site and the local area.

Due to the ongoing public health situation and the general desire to maintain social distancing, the restaurant needs more floor space to accommodate the same number of customers. If customer numbers cannot be maintained the business becomes unviable.

The aim is to provide an inviting seating environment in an 'outdoor room'. In the current environment customers are keen to have the option to sit in a more open and ventilated space, and this proposal will facilitate that requirement, even in inclement weather conditions.

### ***Design***

The retractable canopy structure is an electrically operated awning supported on a powder-coated aluminium frame. The overhead fabric retracts in a concertina fashion.

Illumination is provided by integral LED downlights set into the fabric support bars. The LEDs are in fixed positions ensuring that the light shines downwards only, and their brightness can be adjusted during installation in cases where there is a risk of light pollution causing a nuisance to other properties.

The south and east elevations will feature electrically-operated rise-and-fall glazing. The west elevation, facing the car park, will be a timber wall.

The structure and fabric will be manufactured in complementary colours in keeping with the existing building.

### ***Access***

All current public access points to the restaurant will be retained. Internal floor levels and treatments will be unaltered.

Access to the covered area will be from the restaurant only, via the existing door, as per the current situation.

### ***Planning History***

63114 Variation of condition no. 3 of planning permission 60696 to change the proposed car park surfacing/drainage scheme  
Refused Oct 2018

60696 Change of use of grassed area to car park  
Approved Mar 2017

55239 Erection of conservatory to the south side (resubmission)  
Approved Jul 2012

54751 Erection of conservatory to the south side  
Refused Mar 2012

54716 Non-material amendment following grant of planning permission 54177 for 4 no. larger replacement windows at front  
Approved Jan 2012

54177 Change of use from bank (Class A2) to restaurant (Class A3)  
Approved Aug 2011