



The Intelligent Design Centre

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Proposed Change of Use to include D1 and D2 (NOW USE CLASS E) of
mezzanine floor of units 16,17 and 18, Manchester Plaza, Cheetham Hill
Shopping Centre,

for:

Manchester Plaza



Design & Access Statement

August 2021
Job Ref: 17062 - v.5.0

Design & Access Statement

Project: Change of use to mezzanine

Address: Units 16, 17 and 18, Manchester Plaza, Cheetham Hill Shopping Centre

Client: Manchester Plaza

Date: 10th January 2018

Revision: 4.0 13th August 2021

Job No: 17062

Section 1: Design Statement

INTRODUCTION

This design and access statement is produced to support the planning application for a change of use of the mezzanine floor of units 16,17 and 18, Manchester Plaza, Cheetham Hill Shopping Centre.

The additional use class designation requested is Use Class E formally both D1 and D2.

The changing nature of the Cheetham Hill shopping centre with the recent inclusions of cafe / restaurants has proved that the site supports uses beyond retail and also that retail demand is not sufficient to fill all units at the centre.

By increasing the mix of use, the spare space can be effectively utilised and footfall increased. Both of these outcomes are seen as positive for the centre and wider area.

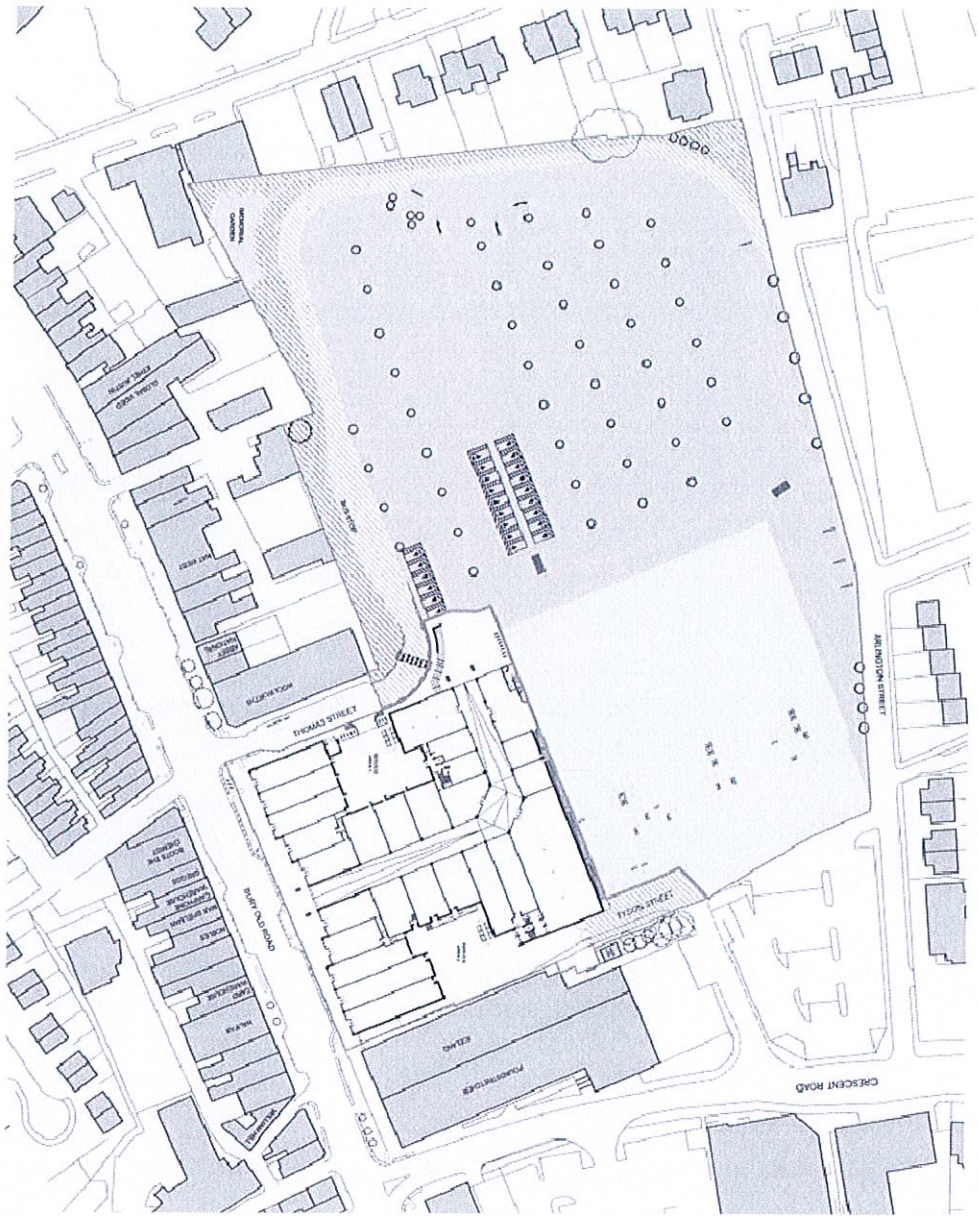
The alterations to use classes will allow the mezzanine floor area to be used for a myriad of events and with a keen local focus will be an asset to the local community.

SITE ANALYSIS



Units 16,17 and 18 of the Cheetham Hill Shopping Centre are located in a large shopping complex fronting onto Bury Old Road. To the east is a large Tesco supermarket and a 600+ space public use car park.

Location Plan



PROCESS

After a review of occupancy of the retail units within the Cheetham Hill Shopping Centre and in particular the recent changes allowing A3 use in the area, Manchester Plaza believe that a further widening of the use classes suitable for the facility to incorporate D1 and D2 (now use class E) would further enhance the use of the centre and assist in increasing footfall without competing with existing established retail units.

AMOUNT

The area of mezzanine covered by this application is 409sqm.

USE

The proposal to add use classes D1 and D2 (now E) to the mezzanine area of units 16,17 and 18 is made by Manchester Plaza. The intended uses of the facility are wide ranging however they have a common theme. To provide a facility for the community to use for weddings, functions and events as well as further education, training, business and social interactions. Typical events that will be held at the facility include;

- Private hires for functions, parties, weddings etc.
- Conferences
- Training
- Fashion Shows
- Business / Trade fairs
- Networking events

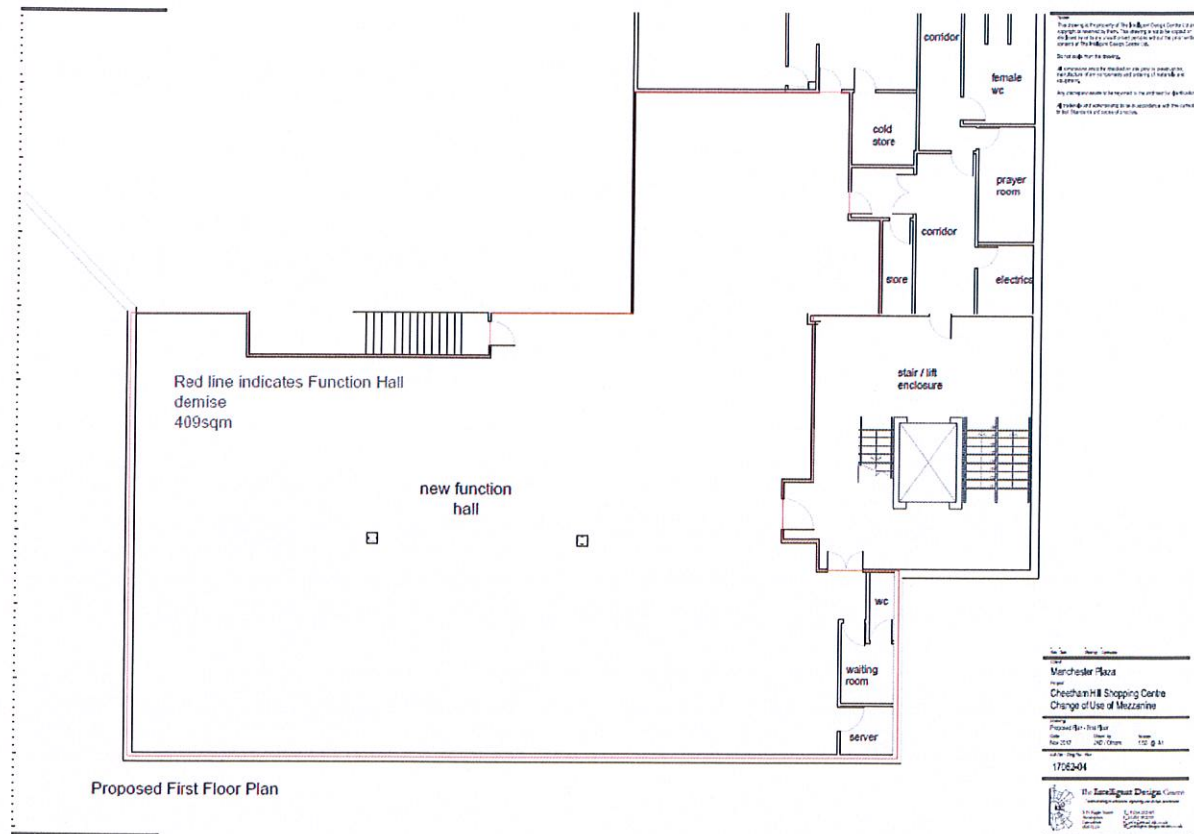
Catering will be available via the areas of the building possessing A3 use class as well as external catering being used and the food preparation areas utilised for re-heat kitchen type inputs.

It is proposed that the facility will be open for the following;
11:00am to 11:00pm Monday - Sunday including bank holidays

The facility will create employment and it envisaged that larger events could be staffed by up to 30 persons

LAYOUT

The following drawing indicates the proposed layout.



SCALE

There are no changes to the scale of development proposed with this application.

APPEARANCE

There are no changes to appearance planned as part of this application.

LANDSCAPING

Landscaping is not applicable to this application.

Section 2: Access Statement

ACCESS, PARKING & HIGHWAYS

The building is located within the Cheetham Hill Shopping Centre and as such within a well used and highly populated commercial area.

The area is well served for access via public transport and car journeys. There is a large 600+ space car park directly to the north of the site whereby parking as allowed for free for up to 3 hours. This will provide sufficient space to cover all requirements of the mezzanine floor uses.

All pedestrian routes in the vicinity are reasonably level and navigable via wheelchair. The access to the building entrance is therefore excellent.

Once inside the building, a dedicated corridor at ground floor level leads to a stair / lift enclosure which will be used as the main entrance to the mezzanine facility. Therefore full access to the mezzanine is available for all.

As the site is particularly level, with little or no gradients from the highway and footpaths easy Part M compliant access will be achievable into the building.

Deliveries will be facilitated via the rear service yard.

Refuse collection is to be as existing utilising the waste collection points in the rear service yard.

A detailed transport statement has been produced by VTC (Highway and Transport Consultancy) and this is included within the planning application submission details.

