

Design Statement

Interior Design Refurbishment Proposal for Change of Use Application

123989/FO/2019

1 Shudehill Road,

Manchester,

M4 4AA

January 2020

Floor Plans

The submission for 1 Salmon Street: Application Ref – 123989/FO/2019 is for a change of use to the class at the above property.

The property is intended to be two separate businesses, Business 1 located on the ground floor only, and Business 2 located over the 1st, 2nd and 3rd floors.

Business 1: Ground Floor only is proposed for mixed uses: Café (A3 Use), and Drinking Establishment (A4 Use).

The intention of this business is to serve pre-prepared (made off-site) cold sandwiches and coffee, and Sell Beverages. Due to the cold food being brought in from an independent supplier, no hot food preparation will be made therefore No cooking facilities will be required as part of this proposal. The proposed business will only provide cold food which will be supplied from an independent retailer.

Business 2: First Floor and above is proposed for mixed uses: Primarily Drinking Establishment (A4) and Café (A3 Use) Cold Food Servings only (Made and prepared off-site).

The primary intention of this business is proposed to be a bar facility, the proposed will include internal seating, a bar and toilets to accommodate customers. It is proposed that cold food will also be an option available within Business 2. No hot food will be prepared in this proposal therefore no cooking facilities will be required. The proposed business will only provide cold food which will be supplied from an independent retailer. As food is brought in from an independent supplier no cooking appliances or extract units are required.

Both businesses have separate entrance which is located off Salmon Street, using existing doors. No new door openings will be included within the proposal but additional handrail supports and level access will be provided. The proposal will use the existing doors and no changes will be made.

Please refer to drawing A103 – Proposed Floor Plans for further information regarding the proposed arrangement for the business class uses.

The refuse store is shared by both businesses with daily collections by a third party company. Waste transfer note is attached. Both businesses will have small refuse receptacles behind the bars. Please see below for Waste transfer note as below and appendix:

External Features

Due to the property being situated within the Smithfield conservation area, any external changes are considerate to the sensitivity to the conversation of the building.

Windows/ Doors/ Shop Front: All existing windows are currently double glazed. The buildings window frames are UPVC, due to the complex nature of this sensitive area the proposal will keep the existing window frames and replace only broken or damaged glass planes. Only the damaged glazed panels will be replaced for like-for like double glazed panels.

As the proposal only seeks to replace the glazed panel of broken/ damaged panels, this will not change any aspect of the external appearance of the building as the window frame will remain as existing. No window frame replacement is proposed as part of this development. Please refer to drawing 105, as noted on the proposed elevation, windows and shop front are as existing. As windows frames, doors and shop front are as existing the proposal will not be replacing these elements.

It was noted from the planning officer's feedback that the acoustic report indicated a refurbishment, and was queried to what extent the external façade will change. The proposed refurbishment is only an internal refurbishment and no changes will occur to the façade for this proposal. See elevation drawing a105 for reference – no change to external façade or window frames as it will remain as the same as existing.

The existing building has a working roller shutter that will remain as existing for the proposal. Existing shutter has been heavily vandalized, however no significate change will occur as part of this application. But due to the severity of graffiti on the existing shutter, the graffiti will be removed and the shutter re-painted dark grey as this is a difficult colour to graffiti over. The shutter will not be replaced.



Licence Application & Strategies: Waste/ Smoking: The refuse store is shared by both businesses with daily collections by a third party company. Waste transfer note is attached. Both businesses will have small refuse receptacles behind the bars. Please see below for Waste transfer note as below and appendix: The former name of the proposed bar was to be named "Graft", however as time has passed the name of the bar has been re –thought and now called "cure for all".
Daily Refuse Point: