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Proposed Subdivision of Industrial Unit, new entrances and cladding at:

Park House, 21, Cheetwood Road, Cheetham Hill, Manchester M8 8AQ. Sept. 21

The occupier, Empress Quilts and Textiles will be relocating to another unit in Greater Manchester hence the proposal is to sub-divide the existing 1357m² building with an additional 189m² first floor office space into smaller “starter” units with most of these being 130m². Whilst no additional floorspace or increase in volume is being sought, the proposal also comprises the over-cladding of the building at first floor level and the introduction of new, glazed pedestrian entrances along Allison Street. The fence that currently demarks this boundary would be removed to facilitate access.



Existing/proposed North Elevation from Allison Street.



A new entrance would also be created along Cheetwood Road to match the existing entrance leading upto the first-floor offices.



Existing/proposed view from the corner of Cheetwood Road and Allison Street.



The existing masonry building is looking somewhat tired and it is believed the over-cladding will create a cleaner, more modern outlook that would be attractive to prospective tenants. The subdivision will be along the existing structural bays with step-free access to each unit. A new accessible toilet and kitchenette would also be provided in each, also a rear escape with level egress onto the wasteland to the rear.

Finally, the existing loading bay at the north-western end of the building would be clad to match that used along the terrace (this was previously approved under lapsed planning consent ref. 099776/FO/2012/N1).



The building is located within an existing industrial area currently experiencing significant demand for new industrial and storage space. No change of use is being sought. However, since this is one of the older buildings within the area, the refurbishment and sub-division will facilitate the supply of good quality, flexible space that is currently at a premium.

