



Design and Access statement

Derelict toilet block by Northenden Riverside Park on Mill Lane M22 4HJ

Design: The application site is located by the entrance of Northenden Riverside Park on Mill Lane. It is currently derelict following the cease of its previous use as public toilets. Mill Lane is generally residential in character, and there is parking available nearby for the Northenden Riverside Park. The site is not within a conservation area, nor is it a listed building. The surrounding street scene will not be negatively impacted by the proposals. The proposals compromise a change of use (to a café), and the associated works to allow this use, which includes (but is not limited to):

Existing doors to be replaced with windows, a new central entrance/exit to be installed.

Creation of outdoor seating area

Create and install a kitchen area

Create of a bin store and bike storage

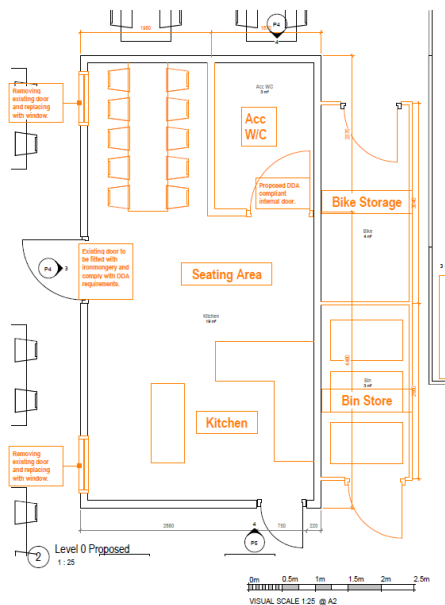


Figure One- Proposed Floor Plan

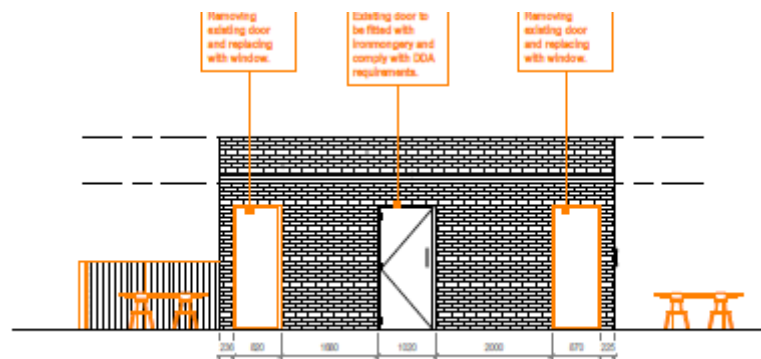
Policy CC 9 Design and Heritage states that The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated



physical environment. The design of the café is at the forefront of the project and is one of the most crucial aspects. Most certainly, the café has an extremely high standard of design in terms of appearance and function. By bringing an unused building back into use as a place in which the community can gather, and contributes to both local employment and the local economy, the design creates a space in which people will want to be. Furthermore, by being considerate of the surroundings and is in keeping with the area.



2 Proposed 3D View



3 Proposed Front Elevation

Access: As mentioned previously access to the site is from Mill Lane. The site will have one main entrance and exit, with separate access to bin storage. Access to the site will remain the same following the proposals. There are no highways concerns with these proposals as the site is set back from the pavement and thus there is safeguarded visibility for customers.