



Design and Access Statement

Site Address: 139 Kenyon Lane, Manchester, Greater Manchester M409DJ.

Proposal: The proposal seeks a lawful development certificate for change of use from beauty salon (Sui Generis) to Café (Class E) with associated flue and extraction equipment.

Application Site:

The application site is located on top of the junction of Kenyon Lane/Deanway, Manchester and comprises a two-storey building, built from brick. Render is applied to the brick and painted white. The area is residential in character comprising a mix of housing styles and tenure, however directly opposite the application site on Kenyon Lane is a café shop known as Deanway café. Therefore application site is also surrounded by a couple of non-residential buildings and uses. Kenyon Lane is an unadopted road and the building is individual in size and style.

The site location is not in a conservation area and the building is not a listed.

As demonstrated by the supplied site photographs, the change of use doesn't have a major effect in terms of scale and design. The proposed block plan submitted with the application and copied below for ease of reference shows the application site. No trees will be affected by the proposal.

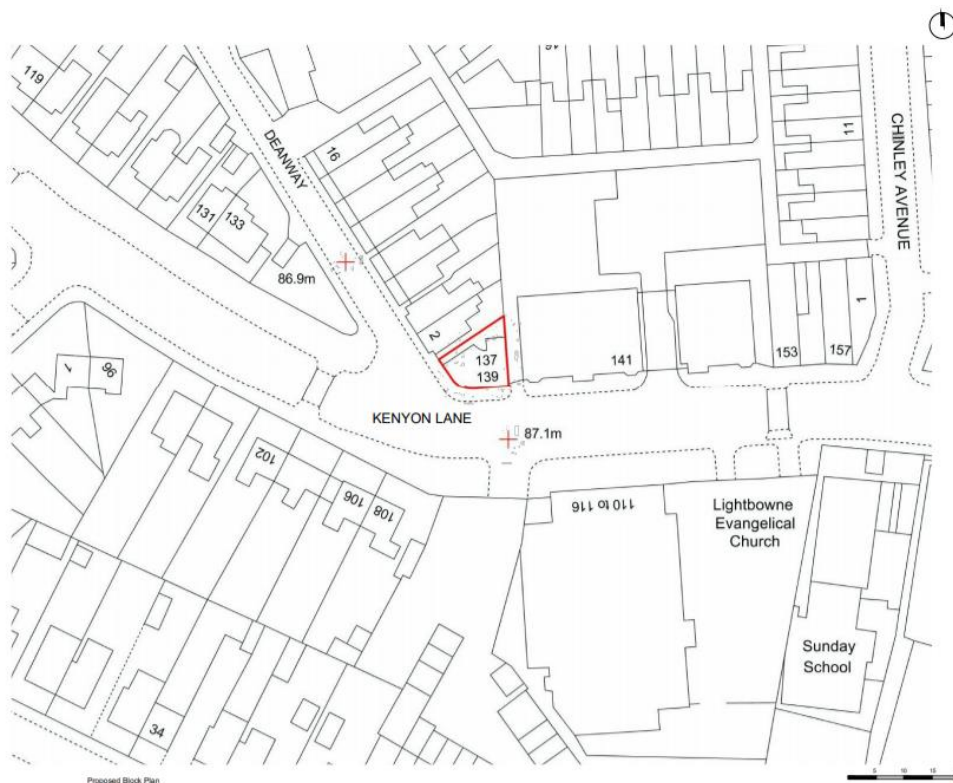


Figure 1: *Proposed block plan.*



Studio
Charrette



RTPI
Chartered Town Planner

RIBA
Royal Institute of British Architects



Proposal:

The applicant seeks a lawful development certificate for change of use from beauty salon (Sui Generis) to Café (Class E) with associated flue and extraction equipment. The application site operates as a beauty salon unit and the proposal seek to introduce a Class E use throughout the ground floor of the site. A front of house area will be provided at ground floor level with langers (displaying hot and cold food and drink items), further display crates / shelving, service counter, large queuing space and areas of customer seating.

The proposal is sympathetic to the surrounding environment by scale and design and does not divert from the surrounding commercial buildings.

There are no changes proposed on this application for further development/extension to the building of massing or height, apart from changing the use.

The Proposals have incorporated materials that match the existing and respect the surrounding areas character. No further alterations are envisaged.



Figure 2: Existing and Proposed Elevations



Images 1: *Site Location*

Planning History:

The site locations surrounding area is associated with a large volume of minor and major planning application. This includes applications for various residential developments which are still being decided. The site location has a strong planning history in relation to various householder developments which creates a strong precedent for development for the change of use from Beauty Salon to Café.

Ref: **097871/FO/2011/N1** - Application for Change of use of ground floor from hair salon (Use Class A1) to hot food takeaway (Use Class A5) together with elevational alterations including new shopfront, roller shutters and external flue. Status – **Refused**.



Planning Policy Context

National Planning Policy Framework (March 2012)

1. The NPPF provides general advice alongside the presumption in favour of sustainable development. Section 1 encourages LPAs to promote economic growth, create jobs and prosperity by ensuring that the planning system does everything it can to support sustainable growth. Paragraph 19 notes that planning should act to encourage and not act as an impediment to sustainable growth.
2. Paragraph 57 expresses the importance of planning positively for the achievement of high quality and inclusive design for all development and to establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit.
3. Paragraph 23 of the NPPF notes that “planning policies should be positive, promote competitive town centre environments and... recognise town centres as the heart of their communities and pursue policies to support their viability and vitality...”
4. Central to the NPPF is an acceptance that, in the face of a changing and restructuring ‘high street’ following the 2008-2009 recession, town centres have a role that exceeds beyond just retail. Central to a high street’s offering is the importance of stimulating economic activity and enhancing diversity and ensuring the viability and vitality of town centres.

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

iii) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



E: The proposal represents a clear objective and allowing a change of use would secure a long-term lease of the ground and basement floors and bring a high quality occupier to Upper Street. This, in turn, will generate confidence at this location to the benefit of other occupiers and assist in attracting other similar occupiers to existing or soon to be vacant units. Also, it will positively contribute to the wellbeing of the applicant as the proposal will enable the residents to run a business..

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

E: As highlighted from the supplied site photographs, the café will have a significant consideration placed towards good design character. This ensures that the development is sustainable by scale and design, resulting in no significant visual impact to the surrounding environment or any negative impact on residential amenity.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

E: We kindly request that the proposal is examined within a suitable timeframe in line with paragraph 11 of the NPPF.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our professional viewing that the development is in strict compliance with the set aims and objectives outlined above. The development will bring significant economical benefits to the applicant by changing the use of the building from Beauty Salon to Café while having a minimal impact on the surrounding environment.

Additionally, the scale, design and finish of the café are modest and naturally respects the sites associated streetscape character. For this reason, we see no reason for the council to without our request for retrospective planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPPF. Should any further information be required to assist in the decision-making process, please do not hesitate to contact me directly.

