

DESIGN AND ACCESS STATEMENT

On Behalf of Ariana Superstore and Bakery

PROPOSAL

Retrospective application for the construction of a cantilevered canopy to the Bury Old Road (West) elevation and introduction of security shutters to the Bury Old Road and Crescent Road (North) elevations, and increase in the width of the window openings to the ground floor on the Crescent Road elevation.

LOCATION

**18 Bury Old Road
Cheetham Hill
Manchester
M8 9JN**

1. INTRODUCTION AND BACKGROUND

- a. The property is located at the junction of Cheetham Hill Road and Crescent Road. The area is best described as a vibrant retail area serving a large section of the local community.
- b. The property is arranged over two floors, ground and first.
- c. The property was formerly a retail bank with ancillary office accommodation to the first floor.
- d. The bank was closed in 2018 and the property is now under new ownership.

2. USE

- a. The property is currently used for grocery retail to the public which we understand does not require a change of use application with previous and current uses both coming within class E.
- b. The canopy will allow the owners of the site to display fresh fruit and vegetables for sale to the general public in an identical manner to that enjoyed by the immediate neighbour, Kashmir Mart who occupy No's 12-16 Bury Old Road. Manchester City Council (MCC) granted planning permission for the canopy at No.12-16 Bury Old Road under application ref 078731/FO/2006/N1



Canopy approved by MCC serving immediate neighbours, 12-16 Bury Old Road, to the South

3. THE APPLICATION

- a. The application comprises a retrospective application for the retention of a cantilevered projecting canopy along the Bury Old Road (West) elevation, together with the increase in the width of the existing windows on the ground floor of the Crescent Road (North) elevation and the introduction of security shutters to the ground floor window / doors openings on the Bury Old Road and Crescent Road elevations.
- b. The tenant had chosen to construct the canopy to the West elevation having regard to the fact that MCC had approved fixed canopies on both immediate neighbouring properties (Kashmir Mart No.12-16 Bury Old Road, to the South and Poundstretcher / Iceland No. 20-32 Bury Old Road to the North).
- c. The canopy supported on posts serving No 12-16 Bury Old Road was granted planning permission by MCC under planning reference 078731/FO/2006/N1.
- d. The cantilevered projecting canopy serving No's 20 to 32 Bury Old Road was granted planning permission by MCC under planning reference 029967.

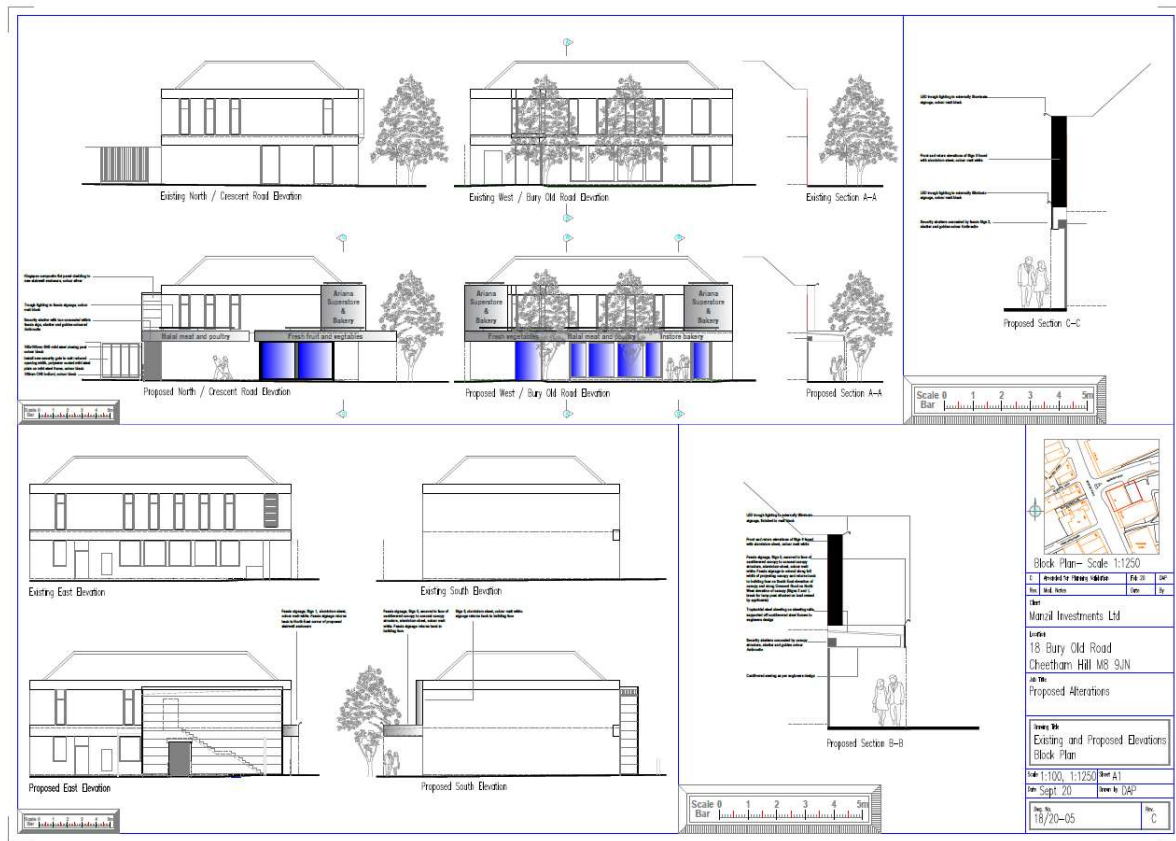


Canopy approved by MCC serving immediate neighbours, 20-32 Bury Old Road, to the North



Kashmir Mart to the South of the application site, with the application site, Poundstretcher and Iceland to the left

- e. The cantilevered canopy projects some 2.7m from the face of the building over land which belongs to the property. Similarly the property boundary along Crescent Road is 0.45m to the North of the face of the building and therefore no parts of the proposed canopy / signage fascia etc. encroach beyond the sites legal boundaries.
- f. The canopy is currently un-finished, the tenant having ceased works on same after MCC advised that it will seek to have the structure removed through enforcement action once the planning process / appeal process has concluded.
- g. The completed canopy would benefit from an enclosed soffit and powder coated aluminium fascia and trims (to match No.20-32 Bury Old Road). Similarly, a more modest projection, some 450mm would extend along the Crescent Road elevation to conceal the security shutter housing (again identical to that approved by MCC No.20-32 Bury Old Road) and this section is also on hold.
- h. The vinyl signage currently displayed on the structure is a temporary measure whilst retrospective permission is sought.
- i. MCC have granted planning permission for advertisements in the form of aluminium powder coated fascia signs, planning ref 128923/AO/2020. The approved fascia signs on Bury Old Road and Crescent Road have been approved to be positioned some 2.7m and 0.5m respectively from the existing elevations of the property, however MCC have indicated that they will not grant consent to any structure that would be required to support them.



Advertisement consent scheme approved by MCC, MCC have advised that they will refuse consent to the structure required to position the signs in the approved locations.

4. DESIGN

- The host building is considered by the applicant to represent harsh clinical design with little, if any, architectural merit to the slab-sided structure.
- The fenestration of the former bank building, particularly at ground level had been designed to portray its “fortress like” nature and did not reflect the vibrant nature of the area.
- The introduction of a cantilevered canopy adds another dimension to the structure and was designed to reflect the features approved by MCC on the immediate neighbouring property to the North.
- MCC advised during the consideration of the initial application that the canopy would be refused, in part, on the materials that had been used to construct same. Noting that the canopy has not been completed the agent approached MCC to ask what materials would be appropriate. MCC subsequently advised that they would not be citing the proposed materials as grounds in any refusal of planning permission.
- Projecting canopies are also enjoyed elsewhere in this district centre, noting the parade some 60m to the South between Empress Street and Humphrey Street.



Similar projecting canopy serving a complete block of properties some 60m to the South of the application site



East (rear) elevation of the application site showing the harsh slab sided nature of the original architecture