

Planning / Design & Access Statement

Design and Access Statement

Rev.E– Extra notes added re Delivery and Waste, as requested by the Planners.

Rev.D– Sections 1.01 & 2.02 revised.

*Rev.C– Planning withdrawn and resubmitted to incorporate Takeaway, as well as the Café.
Signage subject to separate Advertising Application.*

Rev.B- Original stone step retained, so Access Plan revised. Original window opening retained.

*Rev.A- Title changed, as due the changes in Planning Legislation so a Change of Use is now
not required. However, the associated external works still require a Planning Application.*

Unit 1, 570-572 Stockport Rd, Longsight, Manchester M12 4JJ Proposed Change of Use to Café and Takeaway with External Alterations.

For Karak Chaai

This should be read in conjunction with the existing and proposed drawing scheme provided with the Application.

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1.0 Design

1.01 Introduction / Brief / Design

The proposal is for a new Café at Unit 1, 570-572 Stockport Rd, Longsight, Manchester M12 4JJ. The proposed associated external works to enable the Café to be completed require a Full Planning Application, and this Design and Access Statement accompanies the drawings and Full Planning Application, via the Planning Portal to Manchester City Council.

The Applicants, Karak Chaai, already have a successful and well managed café in the Rusholme area of Manchester, and it is hoped that it will provide employment for a number of local people and enhance the local community.

As well as providing its signature authentic cultural hot drinks [Chai], a menu of hot food will also be freshly made within the proposed café. It will have an internal café which will comprise of a seating area, servery area and kitchen area. The café will also have a Takeaway element that will be served at its servery, and by a home delivery service.

As can be seen on the accompanying drawings; there will be nominal alterations to the external fabric other than opening up a former bricked up doorway to allow an accessible and welcoming entrance.

This new entrance will be made more welcoming by the addition of new signage.

There will also be a specialist mechanical extraction system that has been designed to ensure that it does not cause any odour issues to any of the neighbouring properties.

Some external courtyard opening will be bricked up to gain better internal usage.

This Planning / Design and Access Statement has taken into account the DCLG Circular 01/2006 and has been written with reference to the guidelines set out in the CABE document 'Design and access Statements (how to write, read and use them)'.

The Site

The site is located just off the busy Stockport and Dickinson Roads, just adjacent to the Longsight Market in the heart of the Longsight shopping area of Manchester. This area has a good mix of commercial and residential facilities.

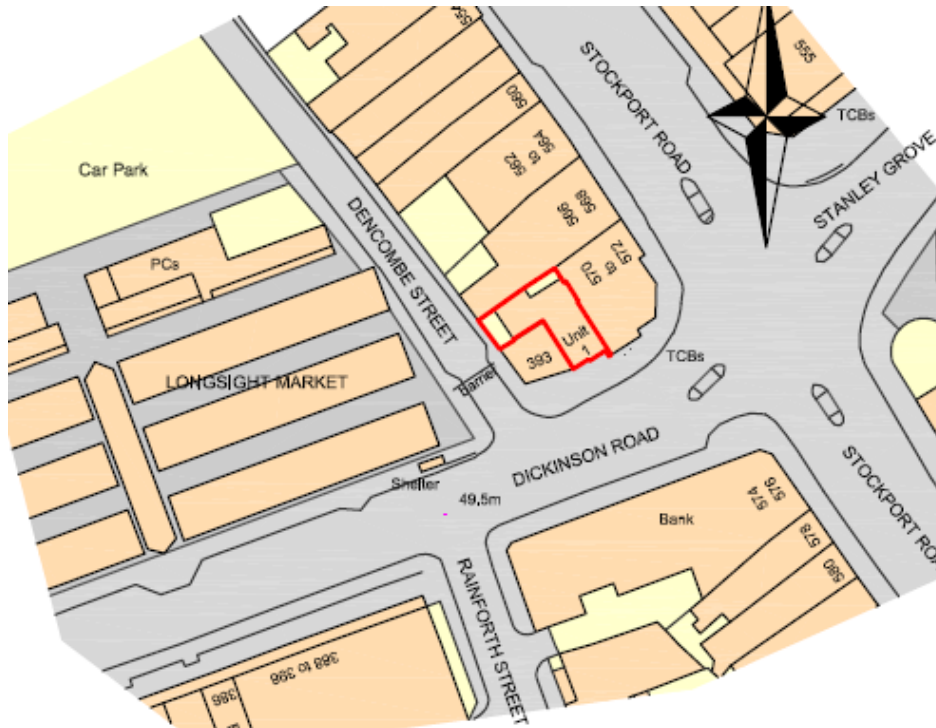
The former Bank [570-572] building has some architectural features, which will be retained.

It is Unit 1 within the commands a site area of 110m² [including shared bin store area], edged red on the extract from the OS Plan below [not to scale].

The site is very flat and all utilities / service are readily available.

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Staff will be able to park on Longsight Market's large free car park [see extract of map below labelled car park to the north west of the site], which is accessed off St John's Road, and is 1 minute walk down Dencombe St to the rear of café. Independent delivery drivers [eg Just Eat or uber eats etc] will also be able to use this car park for the café's Takeaway delivery service.

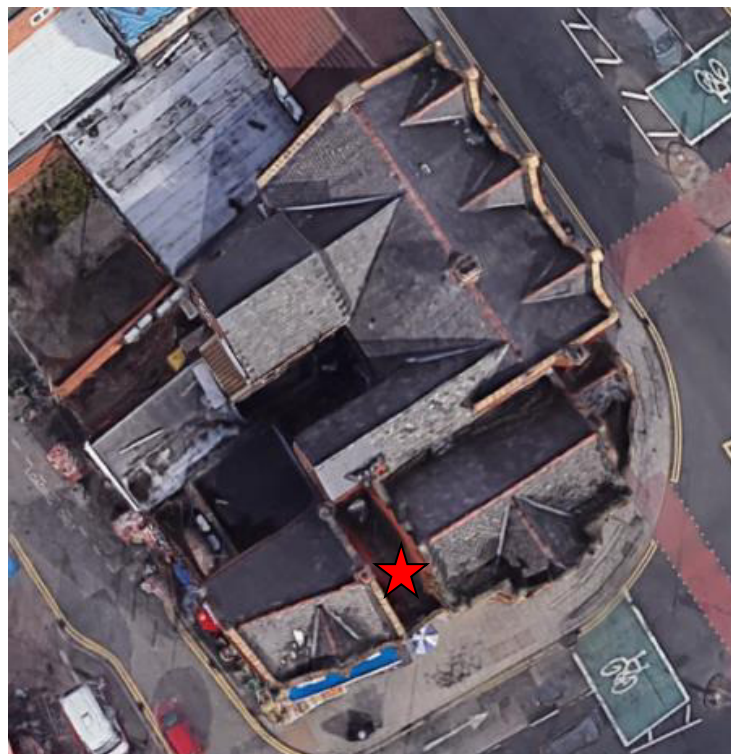


Below are selection of images taken from Google Maps. These, together with the photographs give a good indication of the site and it's surroundings.



Red star indicates the site.

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Dencombe St



Dickenson St / Front



Courtyard towards Stockport Rd



Courtyard towards Dencombe St

Note blank wall where proposed extraction flue will be located.

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Planning History

The address's Planning History on Manchester City Council's Online Planning Search has a number of recent Planning Application since it was purchased as a vacant building with its previous use being a Bank premises.

The change in Planning Legislation [1st September 2020] states that as the former Class A2 Bank building; [however, it has also gained a recent Change of Use Permission to be a Retail Unit] and the Proposed Café use [former Use Class A3] now fall within the same new Class E, therefore the proposed Change of Use would be acceptable. However, Manchester City Council have confirmed that even though the main element of the business is a café a Change of Use Application is required, as well as Full Application addressing the external alterations, namely the extraction system and flue. The signage will be subject to a separate Application.

Local Economy

The Café & Takeaway will be run by a local company, who will give employment to for up to 6 full time staff [probably local people], therefore helping to contribute to the local economy.

Neighbourhood

Longsight in general, is a vibrant mix of commercial and residential properties. The immediate neighbourhood around the site is predominantly commercial. This can be seen from the various images within this document.

1.02 Use

See above information above.

Waste from the café will be inline with the companies, waste management plan / strategy, i.e. staff will be trained to regularly empty their bins in to the open-air dedicated hardstanding bin store and this will be regularly collected by a Commercial Licensed Waste Contractor.

MCC's Planning Application Waste Management Strategy has also been completed and will also accompany this document.

1.03 Amount

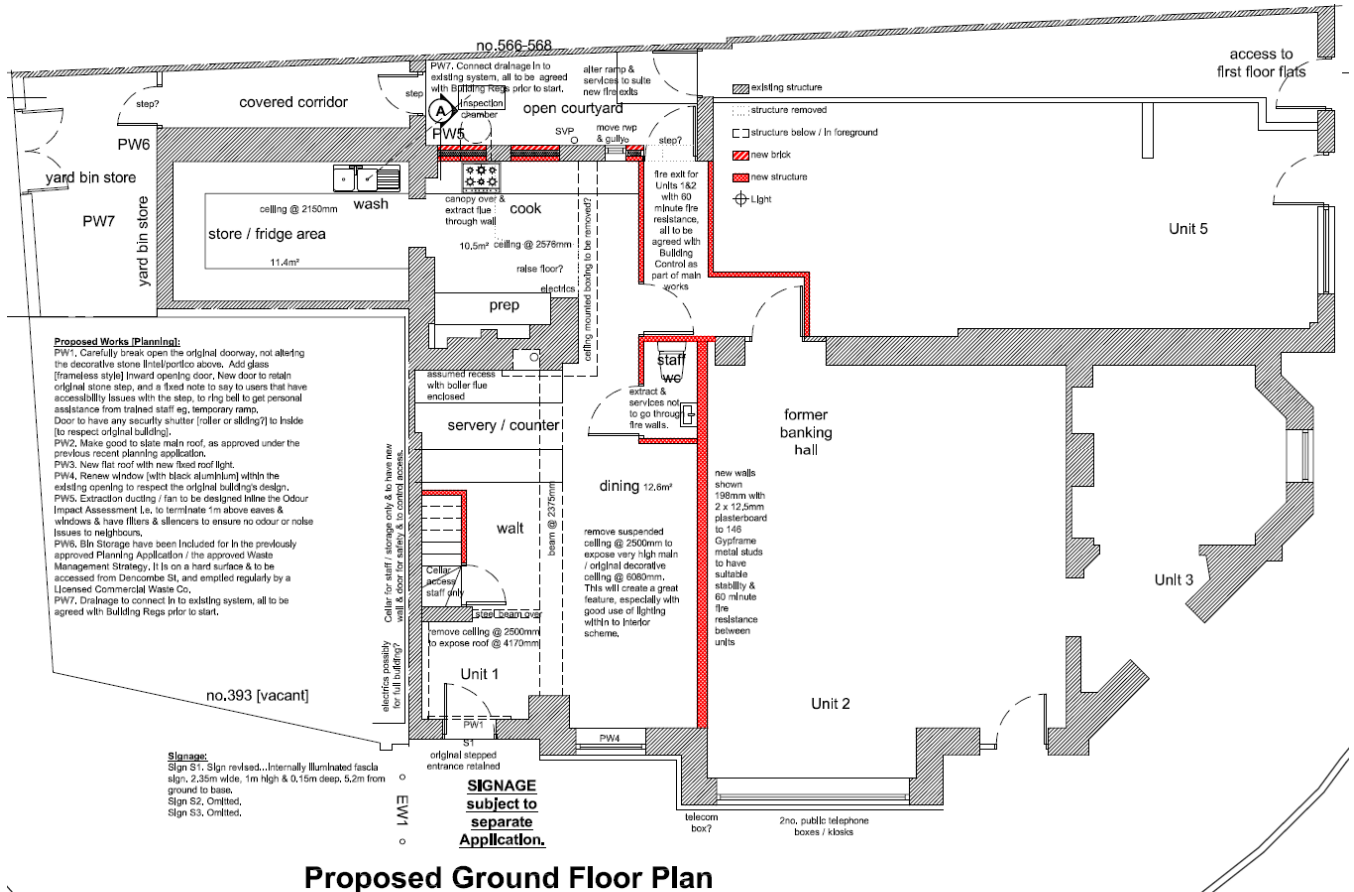
The proposed small café and takeaway will reuse an existing vacant building and will enhance the other new elements of the facilities within 570-572 and the community alike.

1.04 Layout

The internal layout is to be confirmed by the client and is only shown indicatively below. See drawings for full details.

Unit 1, 570-572 Stockport Rd, Longsight, Manchester M12 4JJ
Proposed Change of Use to Café & Takeaway Premises with External Alterations.

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Proposed Ground Floor Plan

1.05 Scale

Externally: See 'The Site' description above. Internally: The original Bank has been divided in to a number of units, as the previous recent Planning Approvals.

1.06 Landscaping

The existing concrete flags to be retained. To the rear will be the existing easy to clean brushed concrete.

1.07 Appearance

Externally: As can be seen on the 'revised' elevation extract below; the café will predominantly keep the building as existing. The original bricked up door opening will be opened up and its existing decorative stone head and portico retained. The original window opening will be retained and the window replaced. With any security shutters [roller or concertina type] being on the inside of the entrance door and window. New signs are proposed within a separate Planning Application. To the rear the existing courtyard will enable the suitably design extraction system to function suitably to ensure that this does not cause any nuisance from smells or noise. The proposals will sit comfortably within the existing building and the very varied surrounding street scape.

Internally: The Cient will have high quality finishes as their existing Café in Rusholme.

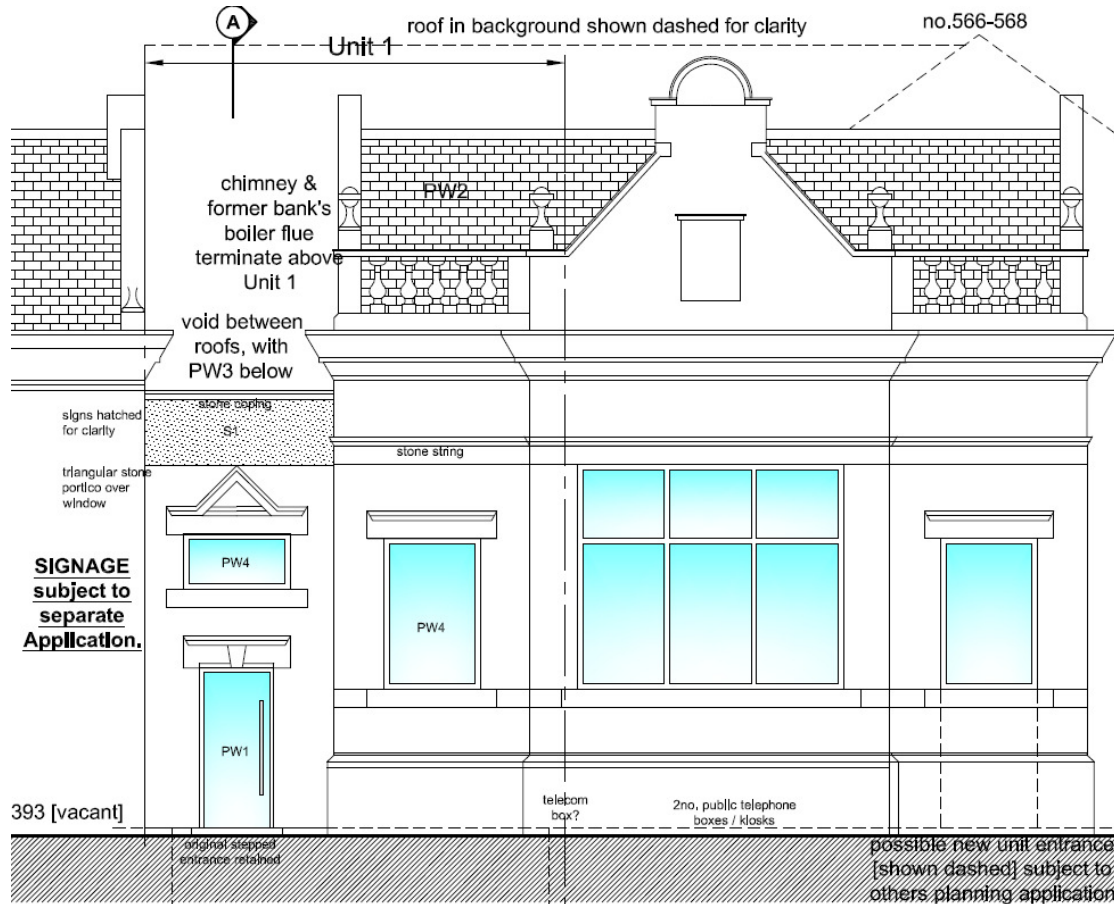
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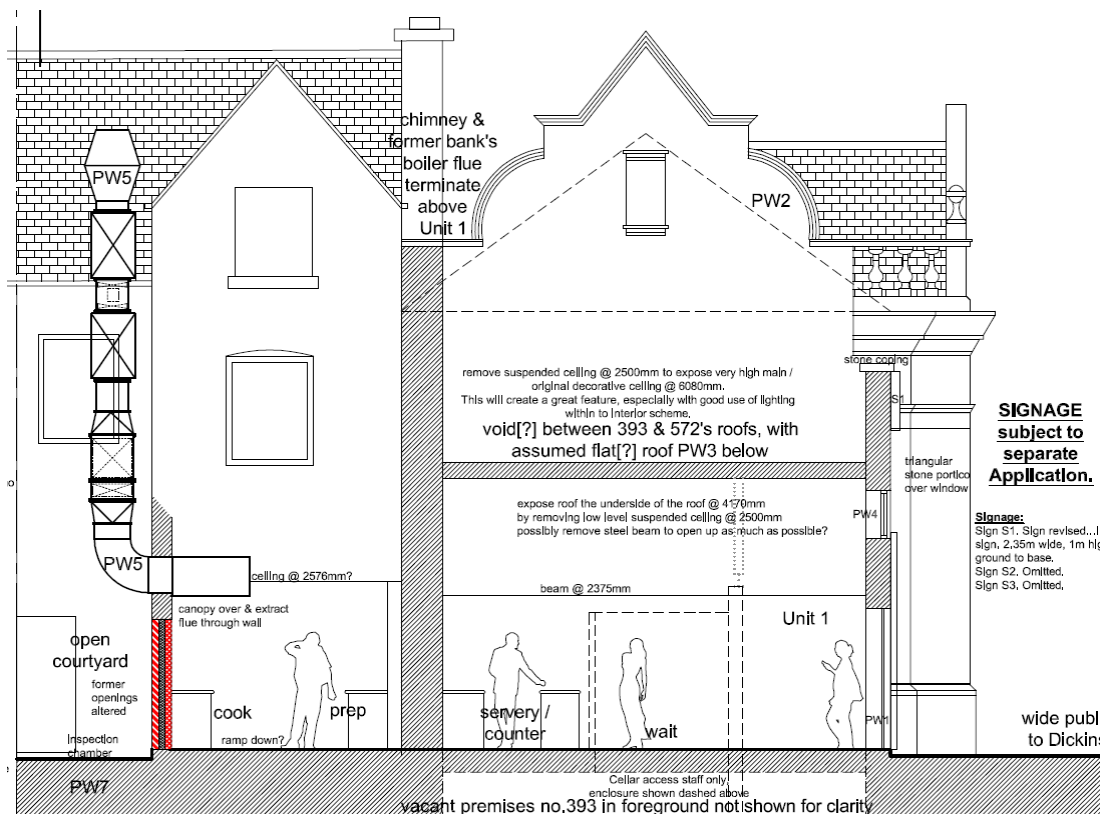
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Above: Proposed Entrance from Dickenson St. Below: Section B-B through the building.



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Below are images from the Client's high quality Café in Rusholme.



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2.0 Access Statement

2.01 Vehicle and Public Transport Links:

Local Vehicular / Public Transport links are very good and will remain the same. With easy access to Manchester City Centre, Stockport Town Centre and beyond.

2.02 Inclusive Access:

Carefully break open the original doorway, not altering the decorative stone lintel/portico above. Add glass [frameless style] inward opening door with door manifestation signage for the visually impaired. New door to retain original stone step. A small fixed note to say to users that have accessibility issues with the step, to ring bell to get personal assistance from trained staff eg. Assistance or temporary ramp, in line with their company's Access Policy.

To the rear yard and bin store area the existing single steps will remain. It is not envisaged that these will be a problem as in line with the Company's Management Access Plan, and ALL staff are to be made aware of, and should be adhered too, these duties would be assigned to suitable member of staff.

The proposed staff WC will be designed to ensure that it is suitable for ambulant disabled.

There is a small internal change in level and the Applicant is to confirm if they are to have a small ramp or small step of both? If a step is used, the should a wheelchair member of staff was employed, then a small ramp could be easily fitted and the Company's Management Access Plan revised as necessary.

There is a vibrant adjacent market and lots of shops locally. As well as businesses, schools / colleges, and other Community facilities that would use the cafe.

3.0 Conclusion

The proposals will provide an excellent alternative to the vacant building.

This type of establishment will be well used in this busy commercial area.

This will give employment for up to 6 full time staff and help to boost and promote the existing facilities and local economy.

Due to the above, we feel that the Change of Use to Café and Takeaway, together with the external alterations that require the Planning Application to enable the Café to function fully should therefore be granted.