



**Design & Access Statement
(96)001 PL0**

For

**160-162 Cheetham Hill Road
Manchester
M8 8LQ**

(18.11.20)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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NADA Architects have been appointed by Mr Vir Vij to produce this report, which aims to provide information on the existing site and the proposed development works @ 160-162 Cheetham Hill Road, Manchester, M8 8LQ. The proposal is reconfigure the existing building to create 2no. retail units and 2no. wholesale & Distribution units to the ground floor. The upper floors are to remain as existing wholesale unit accommodation.

The site is currently operating as a wholesale and distribution business and will maintain business until the development commences. With the wholesale market changes and online business in this current world, the current operations are no longer as viable with such a large operation with a single use business, hence why the applicant looks to adapt the existing building to create a more versatile arrangement by way of business operations and rental income.

The premises sits in a prominent location on Cheetham Hill Road, close to Manchester city centre, and is within a main shopping parade. Surrounding the property are a mix of commercial business types.

The property benefits from 3no. front entrances off Cheetham Hill Road which all will be utilized for the benefit of the conversion/adaptation. The principle entrance is currently used as the main entrance to the wholesale unit with the side entrances used for access only to the upper floors where wholesale stock is held. To the rear there is a large single storey extension which also houses stock for wholesale. South of the site is a long side yard area which currently accommodates bin storage and rear gated access. There is shared rear access to the property via a service road leading off Stocks Road.

Total Site Area – 427m² (4596sq.ft)



Design Proposal

The ground floor looks to subdivide the large footprint into 4no. commercial units. The applicant looks to create 2no. retail units to the front and 2no. wholesale & distribution units to the rear. All with their independent facilities within their units. create 2no. There will be communal corridor access serving all 4no. units from the main central front entrance. Each have been designed to accommodate fire exits independently all to comply with building regulations.

All commercial units are of generous size as follows:

Retail Unit 1 – 67m² (721 sq.ft)

Retail Unit 2 – 56m² (602 sq.ft)

Wholesale Unit 3 – 61m² (656 sq.ft)

Wholesale Unit 4 – 68m² (731 sq.ft)

The upper floors look to create 1no. independent wholesale unit accommodation utilizing both the first and second floor. The independent door accesses from Cheetham Hill Road will be retained solely for the upper floors.

Upper Floor Wholesale Unit – 195m² (2098 sq.ft)

The upper floor unit will utilize the existing side entrances facing Cheetham Hill Road. The existing staircases to each end will be used for main entrances and of course fire protected escape stairs.

Bin Storage

There is existing bin storage to the rear/side of the premises but a larger bin storage area is shown as part of the proposed scheme also with the rear yard which will benefit both the retail units and the wholesale units.

Transport

The property benefits from 5no. off street parking spaces to the front of the building. These will be retained for the benefit of the units and can be shared spaces.

We would like the support of the local authority for this application as it would:

- Create an improved building overall for the benefit of the area and its context with specific reference to economical changes with such an existing use.
- Create much needed versatile and affordable business accommodation in the area for a variety of types of people working in the area.



- Create improved commercial use of the site with more efficient and practical arrangement for different business operations.

