



Planning / Design & Access Statement

Design and Access Statement

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 External Alterations to C& afé
Premises.

Comprising of re-opening former doorway to
form new entrance. Minor lowering of front
window. Alterations to openings to rear
courtyard. New extraction system to rear.
Together with associated front signage.

For Karak Chaai



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



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2.0 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 [Chaai], 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.

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, lowering a high-level window cill to give much better / needed linkage between outside and in.

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

hilton architecture & surveying ltd

m 07786 023 904 **e** hilton-architecture@mail.com **t** 0161 652 6790

a 'design studio' 12 Carr House Road, Springhead, Oldham OL4 4PA





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There will also be a specialist mechanical extraction system that has been design 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)'.

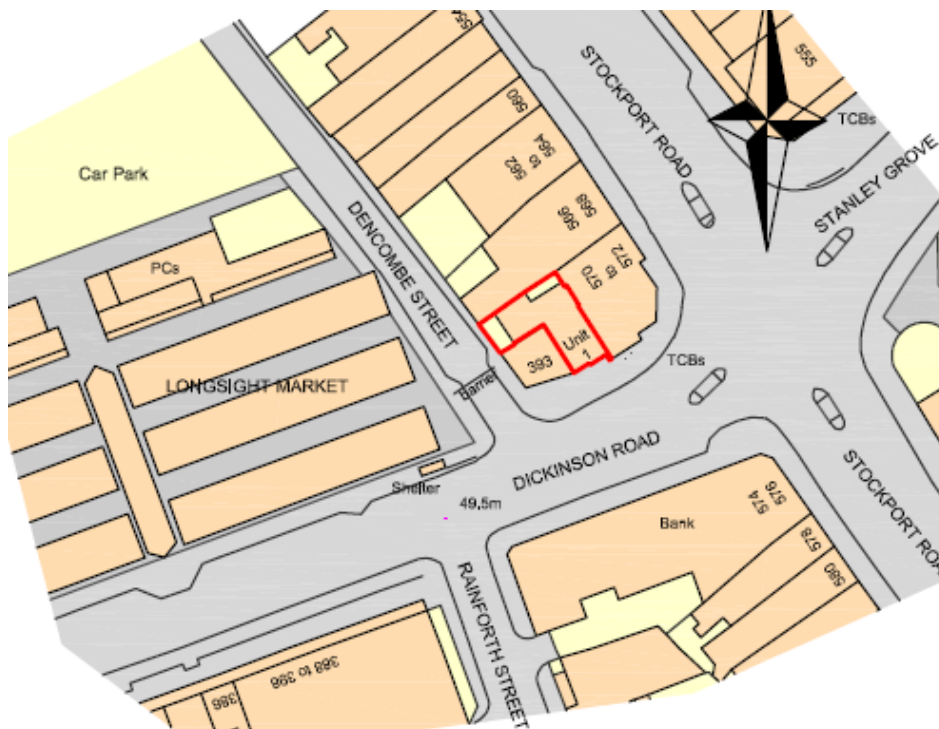
The Site

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.

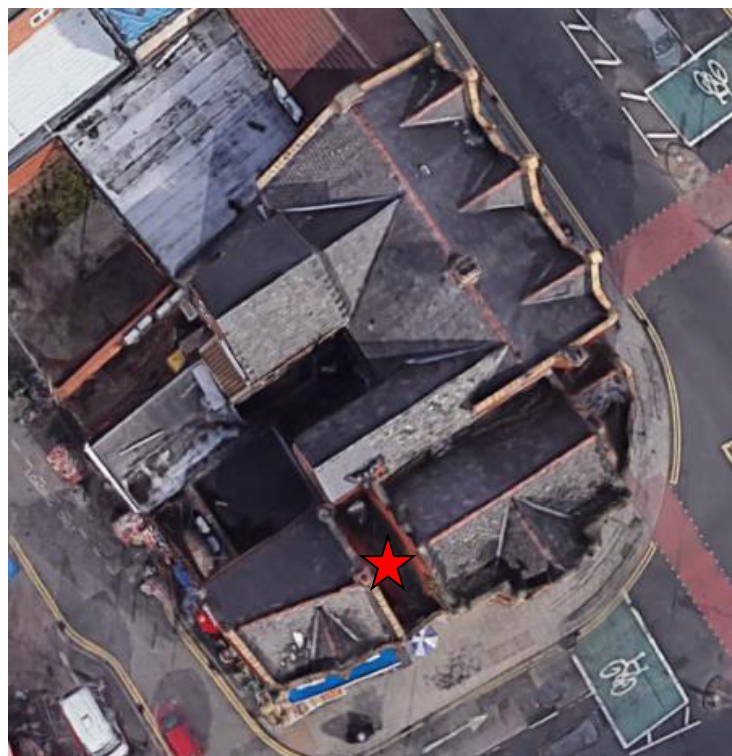


Below are selection of images taken from Google Maps. These, together with the photographs give a good indication of the site and it's surroundings.

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Red star indicates the site.



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Unit 1, 570-572 Stockport Rd, Longsight, Manchester M12 4JJ
Proposed External Alterations to Café Premises.

Karak Chaai 

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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's Online Planning Search has a number of recent Planning Application since it was purchased as a vacant building with its last use being a Bank premises.

The change in Planning Legislation [1st September 2020] states that the existing 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 will be acceptable. However, Manchester City Council have confirmed that a Full Planning Application is still required due to the external alterations, the extraction system and flue; and the signage.

Local Economy

The café 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.

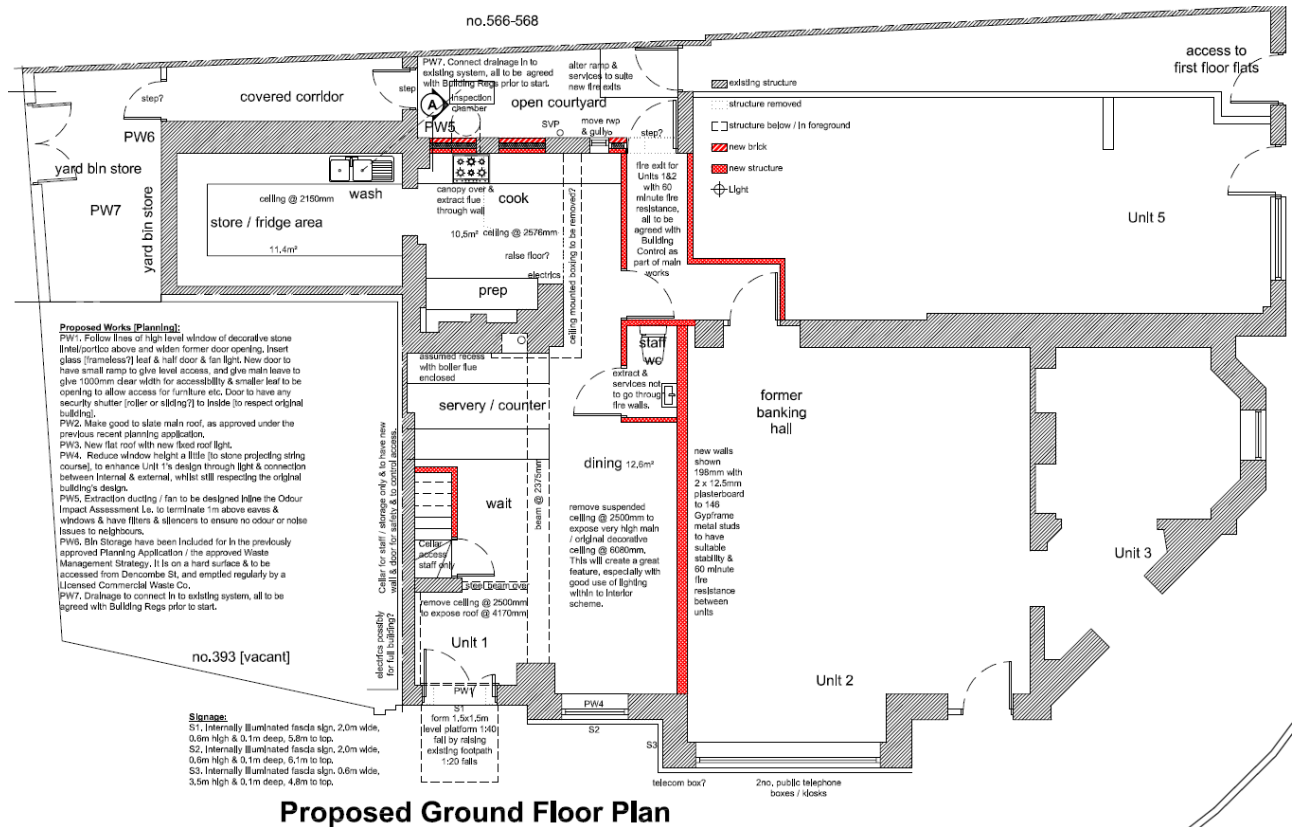
1.03 Amount

The proposed small café will reuse an existing vacant building and will enhance the other new element 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.

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1.05 Scale

Externally: See 'The Site' description above. Internally: The number of bedrooms [5no.] will remain the same, and there are no other material alterations. Therefore, the house will remain as a 'conventional' residence / single household.

1.06 Landscaping

The surfacing will all be the existing concrete flags to the front that will be lifted a little to ensure a suitably level access will be achieved. To the rear will be the existing easy to clean brushed concrete.

1.07 Appearance

Externally: As can be seen on the elevation extract below; the café will predominantly keep the building as existing. The entrance door will be widened for better accessibility and the window lowered to give a better link/ connection between outside and inside. With any security shutters [roller or concertina type] being on the inside of the entrance door and window. New signs are proposed within the 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.

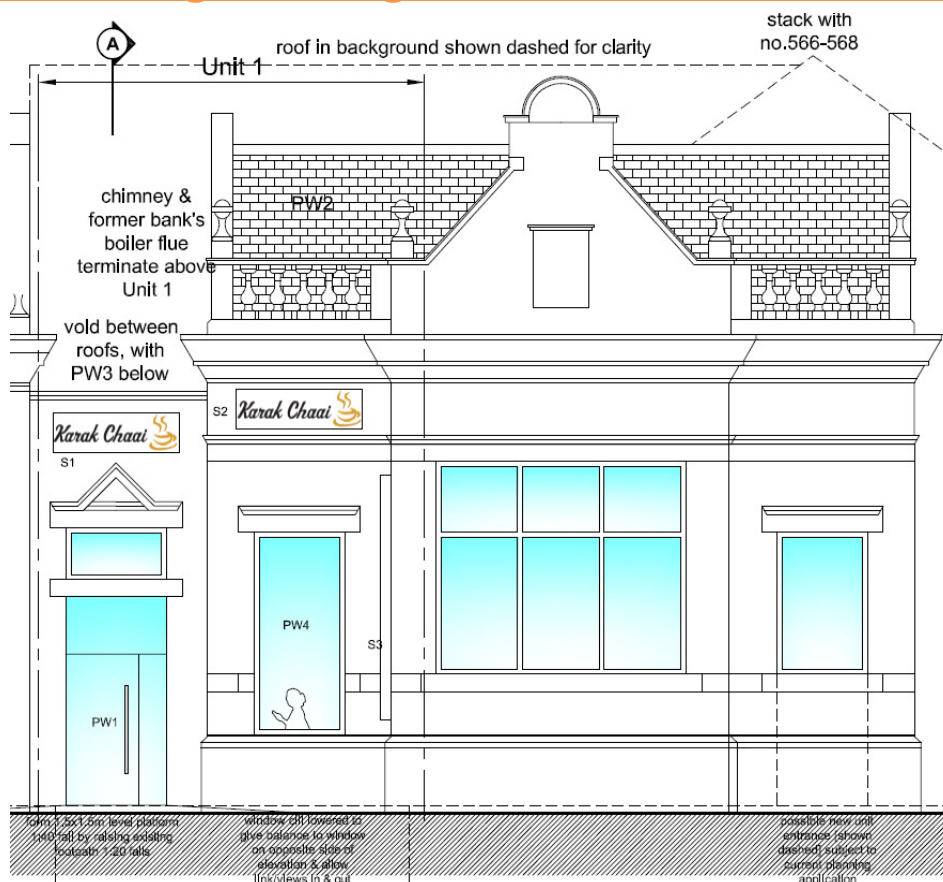
Internally: The Client will have high quality finishes as their existing Café in Rusholme.

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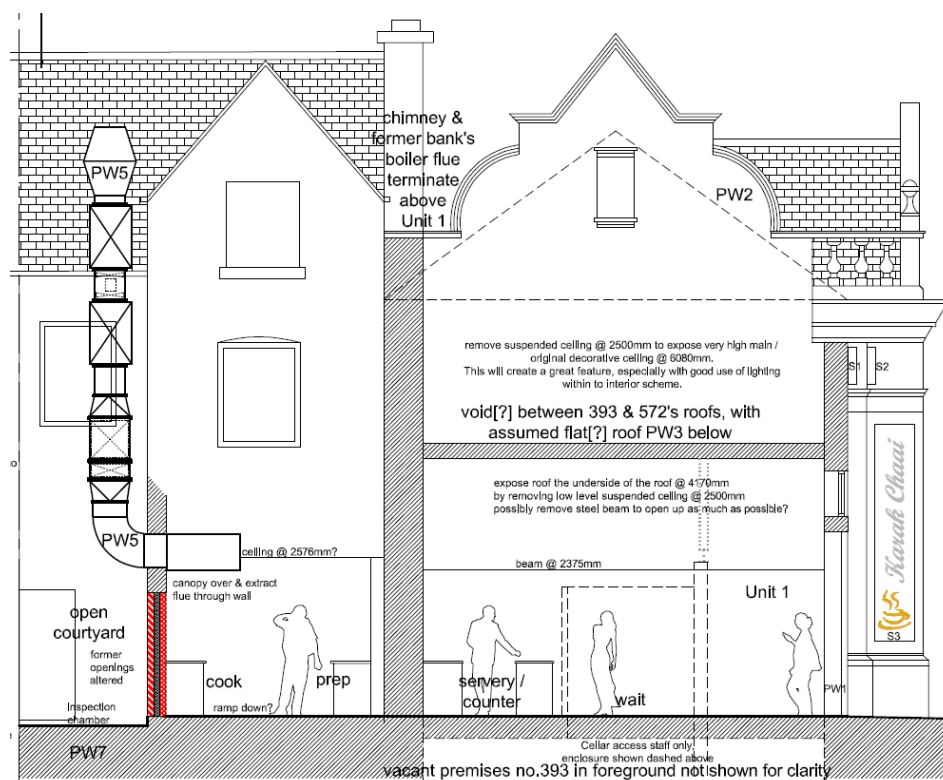
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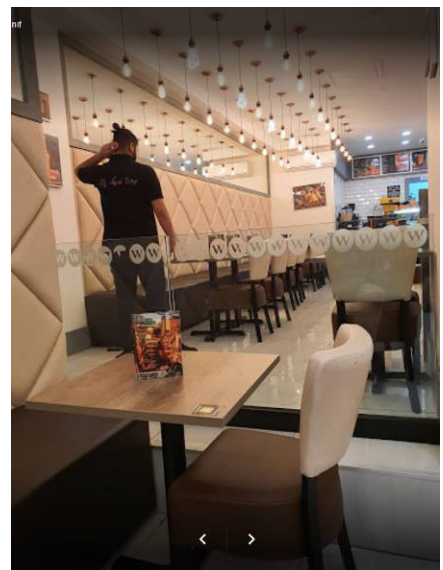
Above: Proposed Entrance from Dickenson St. Below: Section B-B through the building.





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





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3.0 Access Statement

The existing external access around the café generally level, other than the small single step in to the building itself.

As stated above, the existing concrete flags to the front that will be lifted a little to ensure a suitably level access to assist with easy wheelchair, ambulant disabled and pram access.

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 to, 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 an 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.

Vehicular / Public Transport links are very good, these will remain the same.

There are bus stops nearby and there is easy pedestrian access to, local shops, schools / colleges, playing fields, Parks and other Community amenities / facilities.

3.0 Conclusion

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

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 alterations that require the Planning Application to enable the Café to function fully should therefore be granted.

