

Proposed Café [A3 Use Class]
At SQS Carwash 302 Barlow Moor Road, Chorlton, Manchester M21 8AY



Planning / Design & Access Statement

Design and Access Statement

Proposed Café [A3 Use Class]

At SQS Carwash 302 Barlow Moor Road,
Chorlton, Manchester M21 8AY

For Karak Chaai



July 2020. 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 to add a 'café container' [A3 Use Class Order] to the large forecourt of the SQS Super Quick Shine Vehicle Wash facility [Sui Generis Use Class Order] at 302 Barlow Moor Road, Chorlton Park, Manchester M21 8AY.

This Design and Access Statement accompanies the drawings and Full Planning Application, via the Planning Portal to Manchester City Council.

The intention is to create a useful facility for customers whilst their vehicles are being cleaned. It will also be open to the general public.

As well as providing authentic cultural hot drinks [Chaai], a limited menu of hot food will also be freshly made within the proposed café. It will have internal and external serving area and a small seating area. 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 the local community.

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 CABI document 'Design and access Statements (how to write, read and use them)'.

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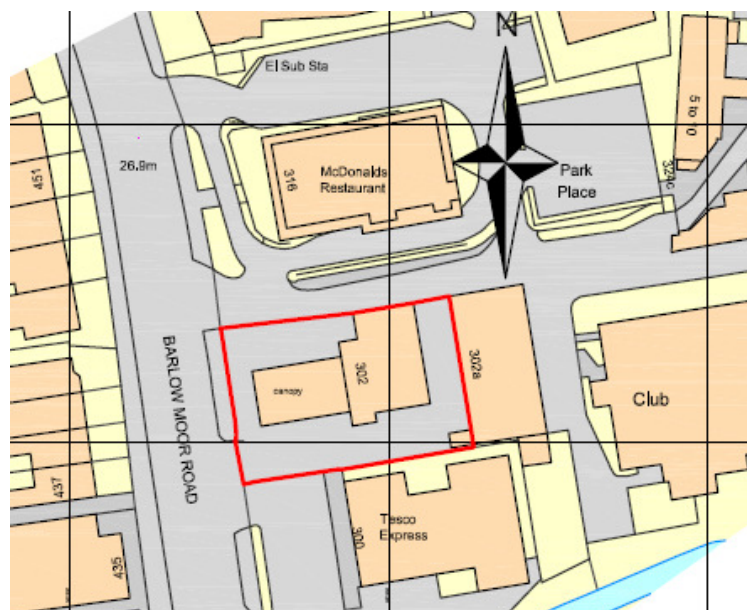
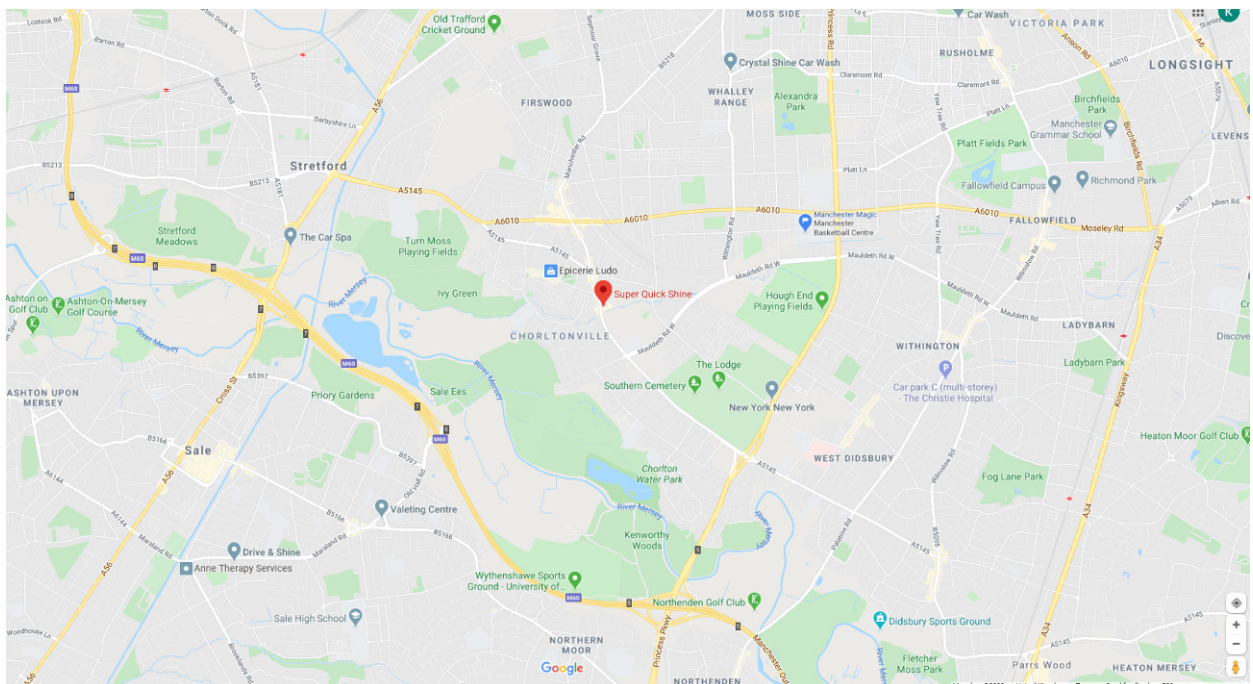
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The Site

The site is located just off the busy Barlow Moor Road, within the popular Chorlton area of Manchester. This area has a good mix of commercial and residential facilities.

It commands a large site area of 874m², edged red on the extract from the OS Plan below [not to scale]. There is off-road parking facility within the forecourt area of the existing SQS vehicle wash facility.

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



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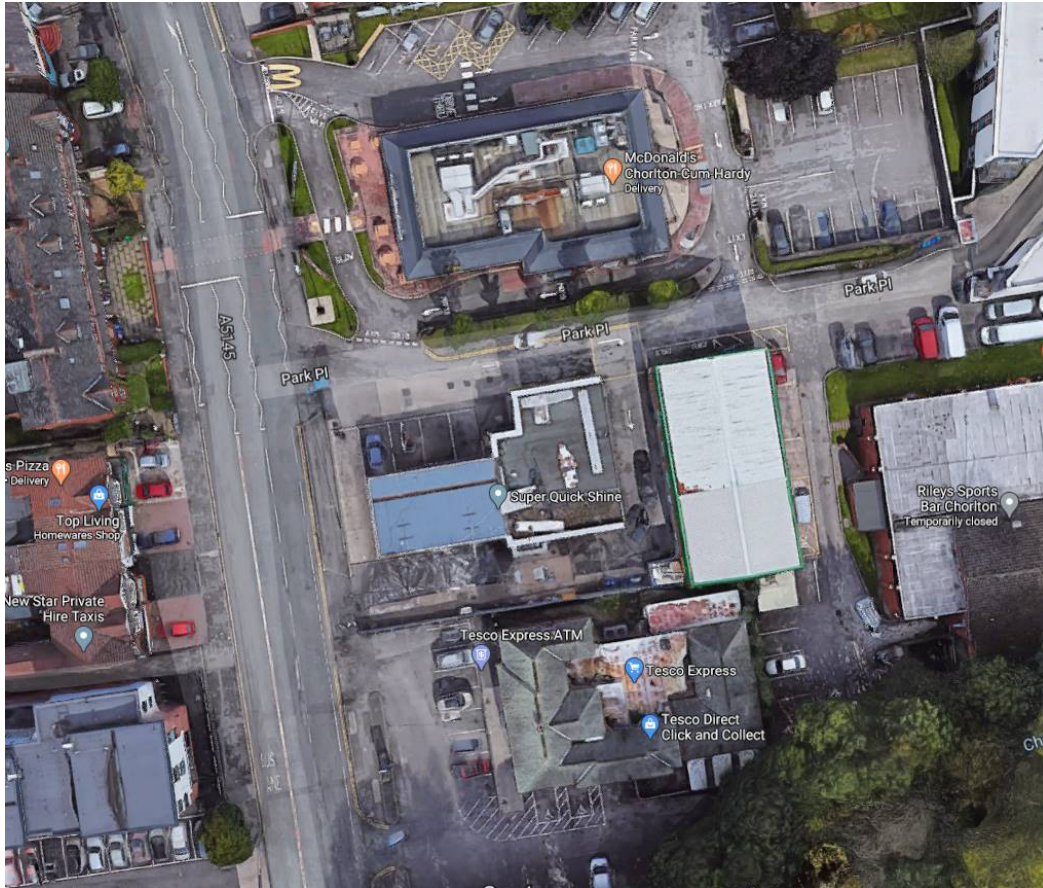


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Below are selection of images taken from Google Maps, and these, together with the photographs give a good indication of the site and it's surroundings.



From South

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From N/E



From N/W



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The entry and egress from the site is well establish and the existing site / vehicle wash facility, have a sucessful 'one way' system to control vehicle within the site, and it is proposed to adopt the same for the café. All existing and new staff will be instructed of this on their induction.

The site benefits from no obstructions to Barlow Moor Road and the mutal fence with the Tesco Express is low enough to see over. Although the proposed café will be more than 1m high, the benefit of having a very wide footpath to Barlow Moor Road should make this irrelevant, as it's width is far greater than the normal visiblity splays that are required on these junctions of this type.

It is proposed to move the existing 5.5m high totem sign to the other side [South] of the site.



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Planning History

The address's Planning History on Manchester City's Online Planning Search is as follows:

Change of use from petrol filling station to hand car wash (sui generis) Chorlton Service Station 302 Barlow Moor Road Chorlton Park Manchester M21 8AY Ref. No: 100465/FO/2012/S1 Validated: Fri 19 Oct 2012 Status: Decided	Extension to front of service station to form an M.O.T. bay Barlow Moor Service Station, 302, Barlow Moor Road, Chorlton CHORLTON Ref. No: 038436 Validated: Mon 31 Dec 1990 Status: Decided
Installation of three non-illuminated fascia signs to canopy and one 5.5 metre high flag Chorlton Service Station 302 Barlow Moor Road Chorlton Park Manchester M21 8AY Ref. No: 100466/AO/2012/S1 Validated: Mon 01 Oct 2012 Status: Decided	First floor extension to existing single storey joinery workshop to form new assembly area and offices 302a, Barlow Moor Road, Chorlton CHORLTON Ref. No: 028726 Validated: Thu 12 Mar 1987 Status: Decided
Erection of first floor extension to form offices 302B Barlow Moor Road Chorlton Manchester M21 8AY Ref. No: 078232/FO/2006/S1 Validated: Wed 18 Jan 2006 Status: Decided	Illuminated poster display unit mounted on poles on forecourt of Petrol Filling Station. Barlow Moor Service Station, 302 Barlow Moor Road, Chorlton. Ref. No: F/AD01741 Validated: Wed 24 May 1978 Status: Decided
Installation of fascia sign on front elevation 302a Barlow Moor Road Chorlton Ref. No: 075096/AO/2005/S1 Validated: Fri 18 Mar 2005 Status: Decided	Re-organization of petrol filling station to form a self service petrol filling station including a canopy, new petrol pump islands, a car wash, alterations to the existing T.B.A., shop and installation of 12000 gallon underground petrol storage tank. 302 Barlow Moor Road, Chorlton. Ref. No: F01952 Validated: Mon 09 Dec 1974 Status: Decided
Change of use from workshop (Class B2) to offices (Class B1) including alterations to elevation and the provision of 7 car parking spaces 302a Barlow Moor Road Chorlton Ref. No: 075078/FO/2005/S1 Validated: Thu 17 Mar 2005 Status: Decided	Redevelopment of existing petrol filling station, including the erection of an accessories shop, car wash bay, and canopy and repositioning of pump islands. 302 Barlow Moor Road, Chorlton-cum-Hardy. Ref. No: F00213 Validated: Wed 13 Feb 1974 Status: Decided
Installation of two illuminated fascia signs and an illuminated poster panel. Club Snooker 302B Barlow Moor Road Chorlton Cum Hardy Ref. No: 073670/AO/2004/S1 Validated: Mon 25 Oct 2004 Status: Decided	
Installation of new internally illuminated fascia sign to automatic telling machine and projecting box sign Texaco 302 Barlow Moor Road Chorlton-cum-Hardy Ref. No: 072201/AO/2004/S1 Validated: Fri 11 Jun 2004 Status: Decided	
Erection of internally illuminated double sided 6 sheet advertisement display unit 302 Barlow Moor Road Chorlton Cum Hardy Ref. No: 068911/AO/2003/S1 Validated: Wed 23 Jul 2003 Status: Decided	
Erection of a double sided pole mounted 6 sheet advertisement, 4.2 metres high Texaco 302 Barlow Moor Road Chorlton Ref. No: 068225/AOH/2003/S1 Validated: Tue 27 May 2003 Status: Decided	
Installation of new underground storage tanks and pipework Texaco Petrol Filling Station 302 Barlow Moor Road Chorlton cum Hardy Manchester Ref. No: 063191/FO/SOUTH1/01 Validated: Mon 17 Sep 2001 Status: Decided	



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Local Economy

The café will be run by a local company, who will give employment to for up to 4 full time staff [probably local people], therefore helping to contribute to the local economy.

Neighbourhood

Chorlton in general, is a vibrant mix of commercial and residential properties. The immediate neighbourhood around the site is no different.

1.02 Use

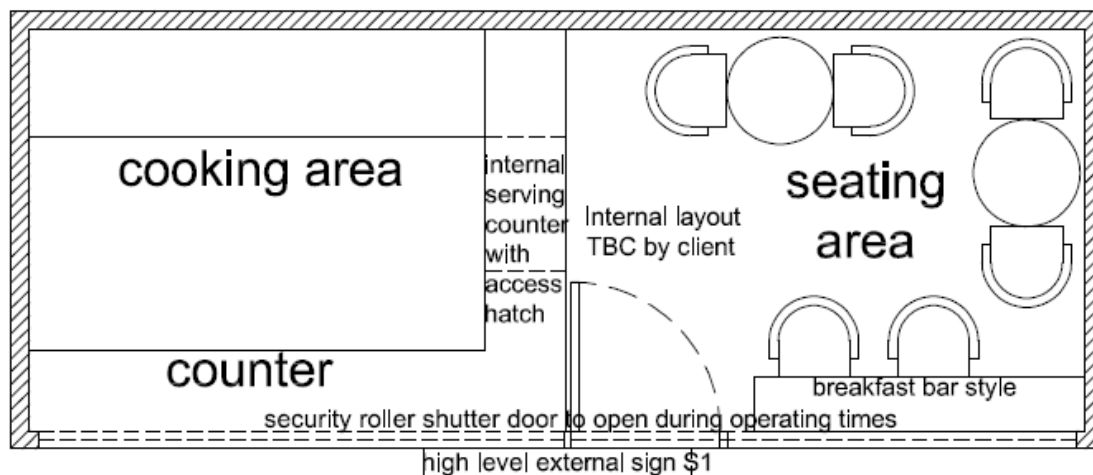
See above information above.

1.03 Amount

The small café is proposed to enhance the existing business facilities and 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.



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 as existing i.e. easy to clean brushed concrete.



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1.07 Appearance

Externally: The café container will be cream painted profiled steel cladding. With a roller shutter to match. This will not look uncomfortable with the very varied surrounding street scape.

2.0 Access Statement

The external access around the café container generally level, other than the small single steps in to container itself.

Should there be a need for wheelchair / assisted access for any visitors / customers they can be easily seen from the café due to its low / open serving counters. Then a member of staff can easily assist the customer, and should be in line with the Company's Management Access Plan, and ALL staff are to be made aware of, and should be adhered too.

If a wheelchair member of staff was employed, then a small ramp can be easily fitted.

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

There are bus stops near to the house 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 alternative product which will give up to 4 full time staff and help to boost and promote the existing facilities.

Due to the above, we feel that this Change of Use Planning Application should therefore be granted.