



‘3 Singh’ Restaurant Design + Access Statement

575 Barlow Moor Road, Chorlton,
Manchester, M21 8AE.

m83

Architecture | Interior design | project management

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1. Introduction

Introduction

This planning statement has been submitted on behalf of Chula Ltd Trading as 3 Singh (the applicant) in support of an application for planning permission for alteration to the front façade, extension of rear kitchen with installation of mechanical extraction at 375 Barlow Moor Road, Manchester M21 8AE.

This report should be read in conjunction with the accompanying documents which include:-

- P1 – Location Plan
- P2 – Existing Site Plan
- P3 – Proposed Site Plan
- P4 - Existing and Proposed Basement
- P5 - Existing and Proposed Ground Floor Plan
- P6 - Existing and Proposed Front Elevations
- P7 - Existing and Proposed Rear Elevations
- P8 - Existing and Proposed Section
- P9 Detail Signage
- P10 - 3D Views

Following the introduction, the statement goes on to describe the site and surrounding area, relevant planning history as well as a description of the proposal. It will then outline the relevant adopted and emerging planning context, and the proposals will be assessed in this context.

Conclusions will be drawn in support of the proposals. These will show that there is a robust case to indicate that the scheme would not harm the vitality and viability of the District Centre, and that significant benefits could be accrued for the local economy.





2. Site + Surrounding

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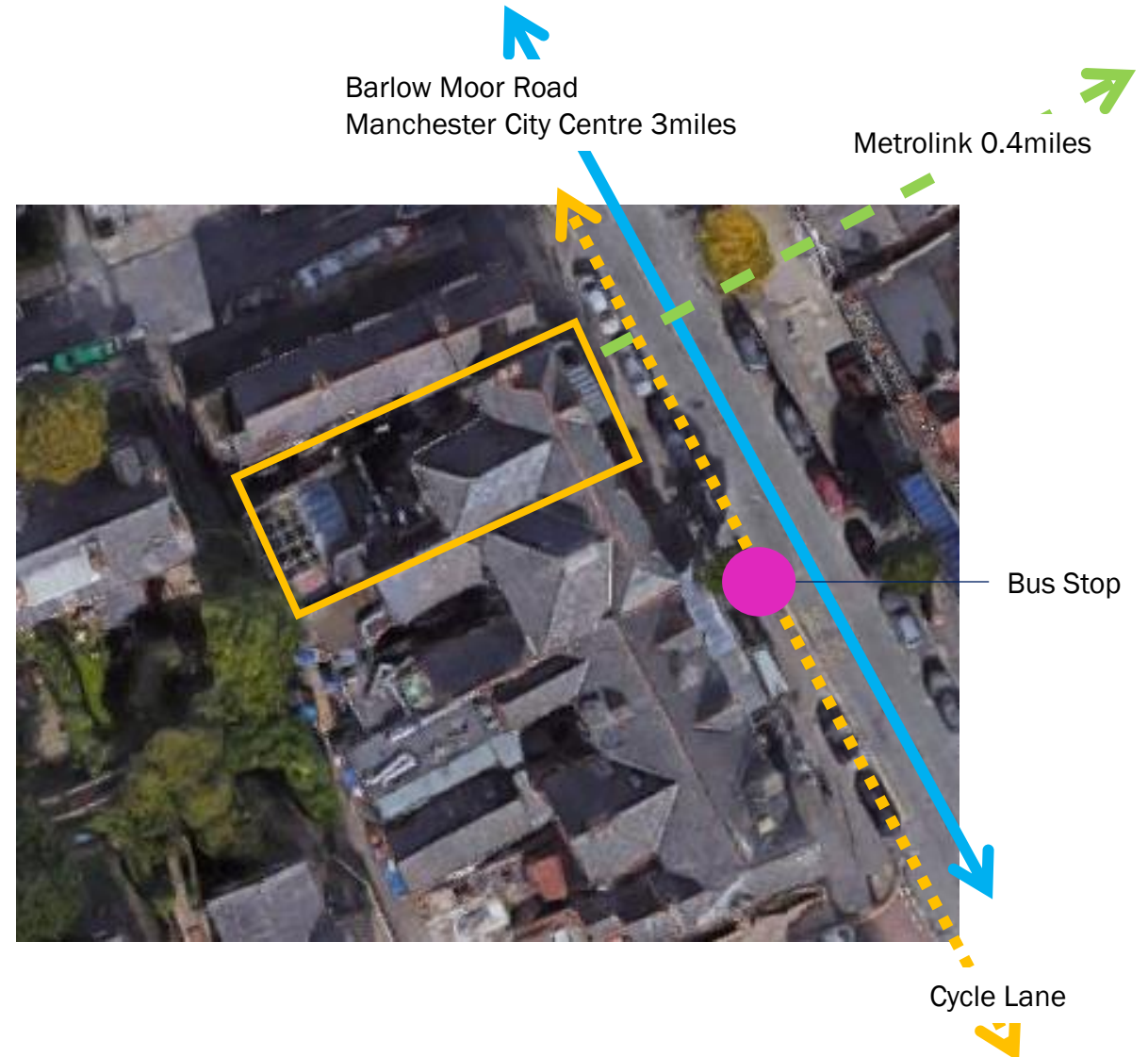
The premises are located 575 Barlow Moor Road within the District of Chorlton in South Manchester. The premises comprises of an operational bar and residential flats at first and second floor.

The building is not locally or nationally listed and is not situated in a conservation area.

The premises are located in a highly sustainable and accessible location. Long bus services run along Barlow Moor Road, Wilbraham Road with a number of bus stops located within easy walking/cycling distance to and from the site.

No off street parking is provided for the unit itself. A tram stop is also situated along Wilbraham Road a short 5minute walk from the site.

The Chorlton bus station is situated on Barlow Moor Road 0.4miles from the application site approximately a 10minute walk.





3. Planning History

3. Planning History

- Planning permission was granted in 2005 to convert the former bank to food and drink use.
- September 2006 – Installation of a new shop front and erection of a conservatory at rear of property and the creation of outdoor seating.
- April 2013 – Installation of canopy, balustrading and decking to create outdoor seating area.
- December 2014 – Prior approval for change of use of offices (B1) at first and second floors to two flats (C3).
- April 1977 – Illuminated single sided name and emblem fascia sign on front elevation of bank. b) illuminated single sided name sign situated above entrance doorway on front elevation. C) Illuminated single sided name signs situated behind windows on front elevation.
- April 1977 – Use of ground floor and basement for banking purposes with the upper floor remaining in office use.



4. Proposal

4. Proposal

Chula Ltd Trading as 3 Singh is an independent food and drink operator with a focus on Indian style dining, creating an informal and neighbourhood food led café/restaurant open all day everyday where family, friends and local residents can meet, eat and drink in a relaxed and comfortable environment.

The building was running as a bar with residential flats above. The proposal is to change the signage at the front of the property. Internally the premises will be converted into a restaurant. A new kitchen will be built with mechanical extract ducting installed.

The proposal would have a net customer area of 30m² on the ground floor, the first floor does not form part of this application. A bar and trading area would be situated to the first part of the ground floor with the kitchen and WC's to the rear. An external seating area is proposed to the front of the building.



4. Proposal

The café/restaurant seek to compliment the main retail function of the area rather than detract from it. The restaurant will be patronised by local residents and do not rely upon or seek to encourage business from further afield. As a consequence the vast majority of customers travel on foot.

At present the main entrance of the building does not allow for disabled access. The owners have address this concern by making provisions so that the entrance does allow people in wheelchairs to enter.

The target client group results in an all seater facility with the focus of operation on food. Whilst there is a selection of beverages including wine and beer will be a restaurant that is in favour of food.

There would be no amplified music within the premises and appropriate ventilation, extraction and sound insulation measures will be provided. The hours of operation would be:-

Monday – Thursday 08:30 – 15:00, 17:00 – 23:00

Friday and Saturday 08:30 – 15:00, 17:00 – 00:00

Sunday 10:00 – 15:00, 17:00 – 22:00



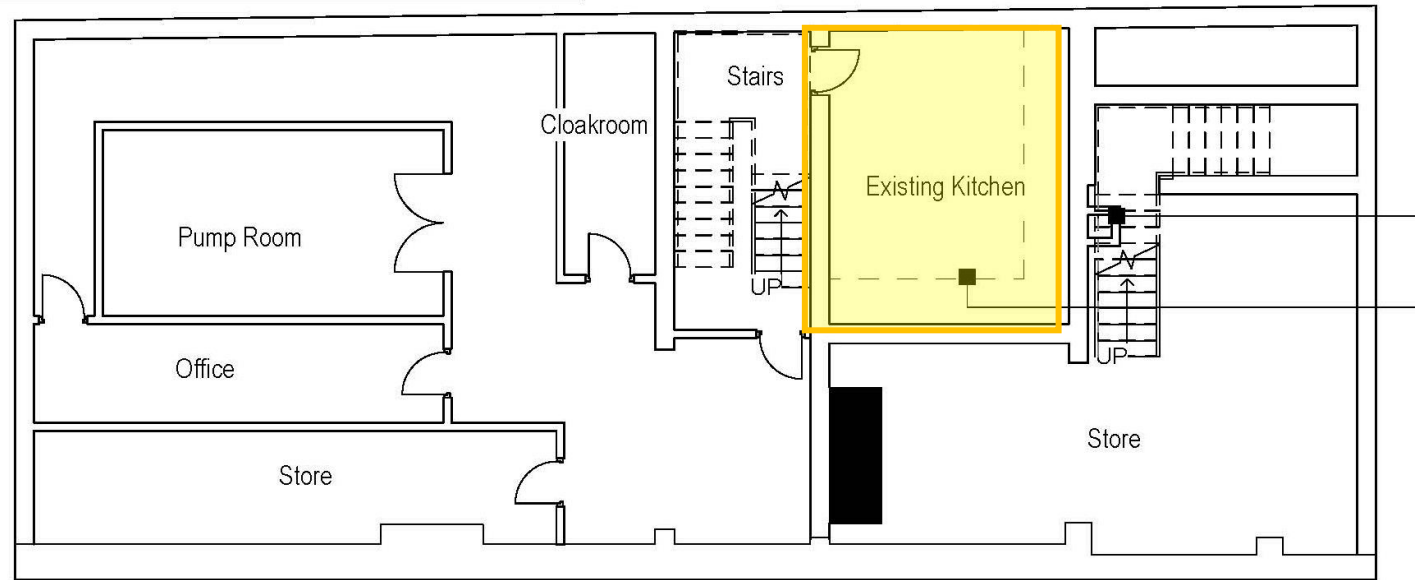
Existing



Proposed

4. Proposal

The current kitchen facilities are in a mezzanine room between the ground floor and the basement. It is quite difficult to cook food and serve. The new proposal is to move the equipment into the ground floor area at the rear of the building. Currently the space is used as an outdoor store area. The new kitchen will comply with Building Regulations.



Existing Basement Plan

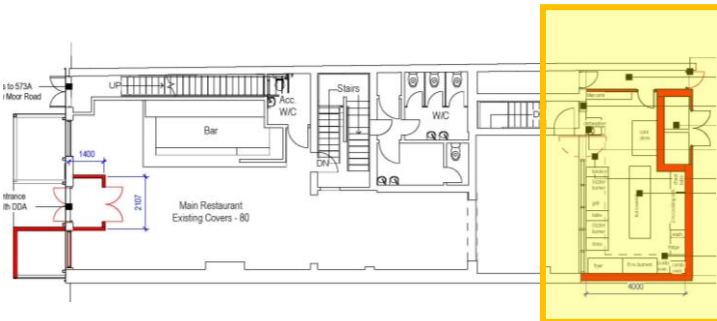


4. Proposal

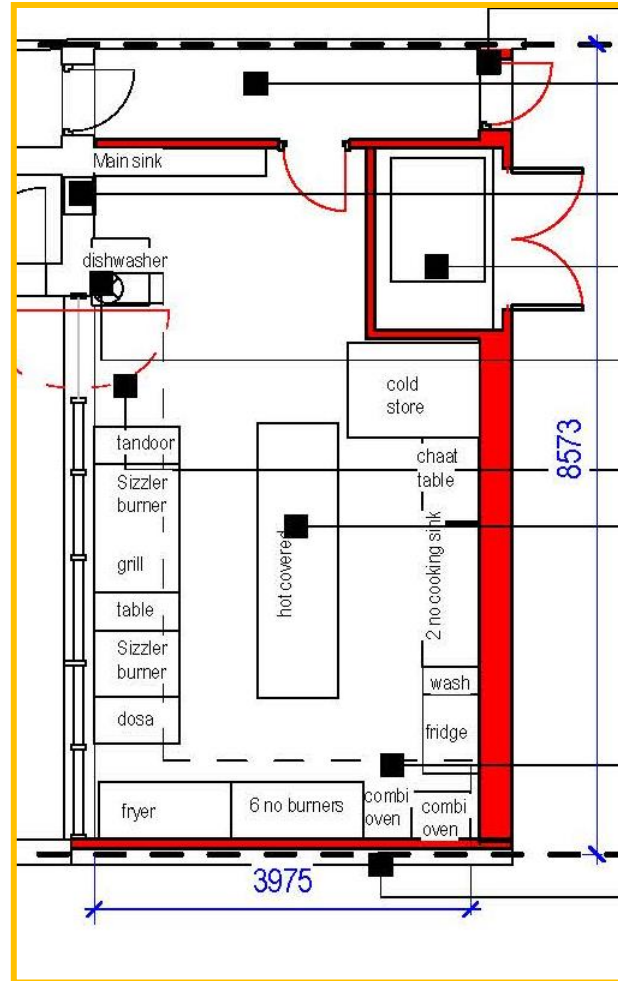
Newly fitted mechanical extraction will be installed so that it complies with current Building Regulations.

A purpose built bin store will be at the rear and will be locked to deter vandals and to meet the relevant current Building Regulations. Doors will be fitted with coded locks as they facilitate legitimate access, preventing illicit access.

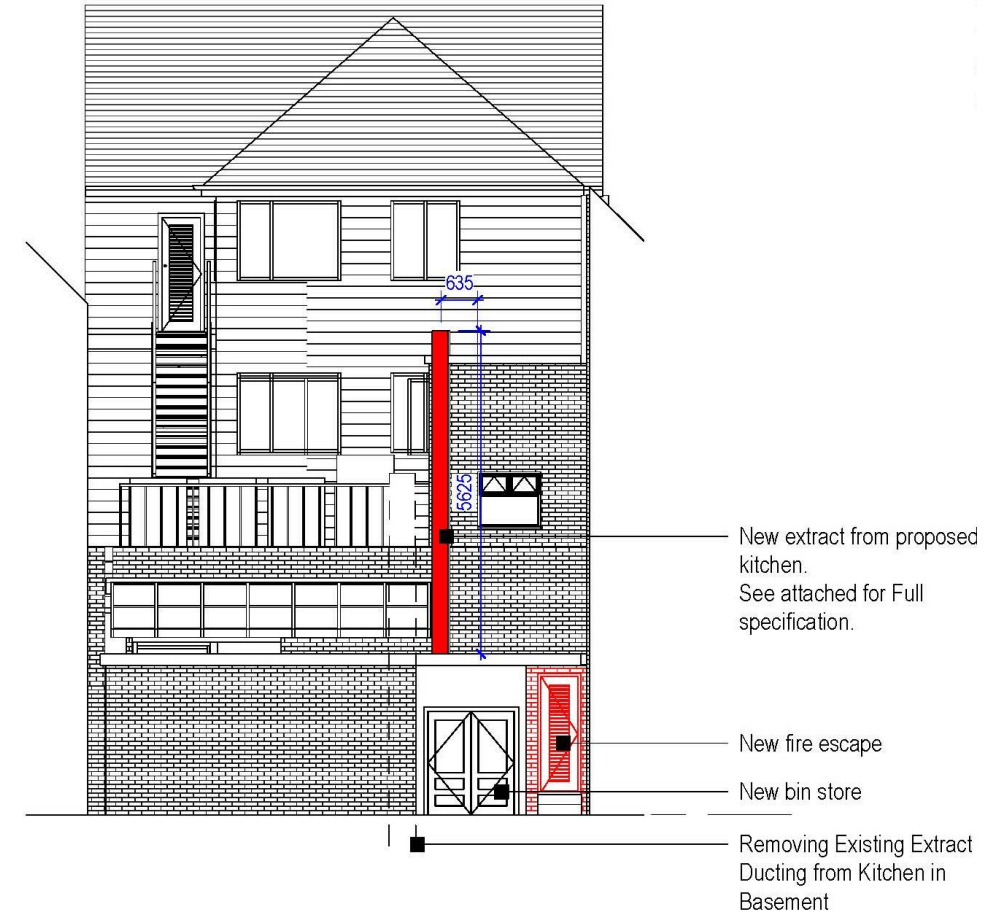
A fire escape for the residential flat above has been incorporated in the new layout of the kitchen.



Proposed Ground Floor Plan



New Kitchen



Rear Elevation



5. Planning Policy Context

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National Planning Policy

National planning policy is encompassed in the National Planning Policy Framework, published in March 2012. Local Authorities are required to take its contents into account when preparing their Development Plans and also when making decisions on planning applications and appeals.

It sets out in a comprehensive document the Governments economic, environmental and social planning policies for the country and requires that the planning system must play an active role in guiding development to sustainable solutions.

A presumption in favour of sustainable development is central to the NPPF. It states that without economic growth a sustainable future cannot be achieved. A set of 12 core principles are set out in paragraph 17 which, amongst other things, seek:-

Planning should proactively drive and support the sustainable economic development that this country needs making sure that every effort is made to identify and meet the housing, business and other development needs of an area.

Planning policies and decisions should make every effective use of land and encourage multiple benefits for the use of land.

Planning policies and decisions should actively manage patterns of growth fullest use of public transport, walking, cycling.

Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Support transition to low carbon future in a changing climate, including encouraging the use of renewable resources.

5. Planning Policy Context

Section 2 refers to the need for recognising town centres as the heart of communities and ensuring their vitality. It seeks to promote competitive town centres through the provision of customer choice and a range of suitable uses reflecting the individuality of the centres.

Section 4 sets out the Government's guidance in respect of transport. It recognises that quality of life and sustainable development depends on transport and easy access to jobs, shopping, leisure facilities and services. It stresses the need for safe, efficient and integrated transport system, balanced in favour of sustainable transport modes giving people real choice.

Section 7 relates to design aspects of development and Paragraph 56 states that,
Good design is a key aspect of sustainable development and is indivisible from good planning'

Policies and decisions should ensure development functions well and adds to overall quality of the area, create attractive places to live, optimise the potential of the site, respond to local character and, 'Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'



6. Justification

5. Justification

There are a number of key issues in relation to the determination of the proposed development as follows:-

Whether the proposed A3 use is acceptable
Whether the design would preserve or enhance the local area
Benefits the proposal would bring

These issues are discussed in detail below:-

1. Whether the proposed A3 Use is acceptable.

The proposals map to the Core Strategy identifies the premises within the District Centre of Chorlton within South Manchester. As such Policies C1, C2 and C10 of the Core Strategy and Policies DC10 and CB10 of the Extant Unitary Development Policies are relevant in the determination of the proposals.

Policy C1 states that development of town centre uses will be prioritised in centres identified in this policy. It states that District Centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring residents can access such services easily. Development in these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres.

Policy C2 states that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services.

5. Justification

Prioritise delivery of key “visitor” services, including retail, public and commercial services and food and drink. The Council will ensure that retail remains the principle use in Primary Shopping Areas, but also ensure that provision is made in District Centres for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres. Subject to impact on overall character and local amenity, the Council will support development which extends the time during which District Centres are active;

- Promote the development of employment which provides opportunities for local people;
- Contribute positively to the diversity and mix of uses within centres without undermining their primary retail function. Development should also promote a range of retailers and shop formats;
- Promote choice and competition particularly where development will support the independent sector;

Policy C10 states that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night time economy will be permitted. There are restriction on Use Classes A4 and A5 (Pubs and takeaways) with emphasis on the cumulative impact, residential amenity and balance.

Policy DC10 states that in determining planning applications for developments involving the sale of food and drink for consumption on the premises, or for hot food to be consumed off the premises, the Council will have to regard to:

The general location of the proposed development, including any reference to the area in other policies in the Plan

The effect on the amenity of neighbouring residents

The availability of safe and convenient arrangements for car parking and servicing.

East of access for all, including disabled people

The storage and collection of refuse and litter

5. Justification

It goes onto say that the council will normally accept the principal of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices. Development will not be permitted however if not located in the areas mentioned above or adjacent to a residential property.

Policy CB10 states that no further conversion to food and drink uses will be permitted in the following shopping frontages in Chorlton District Centre: 503 – 555 Barlow Moor Road and 93 – 129 Manchester Road.

All extraction equipment will be to the rear of the building and therefore will not have a detrimental visual impact on the street scene.

The site is not located within any of the restricted areas for food and drink changes of use as identified by policy DC10.

The upgrade of the premises would enhance the vitality and viability of this part of the District Centre.

In view of the above, the proposal would comply with Policies C1, C2, C10 DC10 and CB10.

Whether the design would preserve or enhance the local area.



6. Conclusion

7. Conclusion

The proposals is to change the frontage of the building and the installation of an extraction system.

It has been demonstrated that the proposals would comply with Policies C1, C2,C10, DC10 and CB10. Barlow Moor Road comprises of predominantly retail units, with limited restaurant/ café provision. Accordingly, the proposals would enhance the diversity and mix of uses along Barlow Moor Road. The premises is located in a highly accessible location, located within walking/cycling distance of a number of bus stops along Barlow Moor Road. The tram stop and bus station is also a short walking distance away.

The proposals would not detract away from the architectural aesthetics of the building, thus maintaining its positive effect on the local area and complying with policy EN1.

There are also a range of benefits associates with the proposal which include:-

The proposal would enhance the provision of eating and drinking establishment in the Chorlton District Centre.

The provision of an active frontage complimenting the vitality and viability of the retail character of the District Centre.

A significant investment into the area

In view of the above, it is considered that a proper assessment of the proposal reveals that is complies with the relevant national and local planning policy and that planning permission should be granted.





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