



DESIGN & ACCESS STATEMENT

TO ACCOMPANY AN APPLICATION FOR LISTED BUILDING CONSENT FOR THE
CHANGE OF USE of

38 KING STREET WEST BASEMENT AND GROUND FLOOR, MANCHESTER

ON BEHALF OF MR Steffano

JANUARY 2020

Carbon Maze Limited

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Date: January 2020

Registered Address: 83 Ducie Street Manchester

Registered company no. 10029552

VAT No. Not applicable

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Design and Access Statement

The Site

The site is located in the heart of Spinningfields in Manchester City Centre and is bounded on 3 sides by King Street West, Back Bridge Street and Butter Lane with the frontage opening out onto a pedestrianised hard surfaced area on St Mary's Parsonage.

38 King Street West is a 5 Storey brick built building, consisting of a raised ground floor level, lower ground floor level and three upper floors. There are several ground floor commercial properties one which includes a basement. Flats above and a commercial property on the first floor as offices.

A Hair dressing shop has occupied the ground floor area and basement to the front of the property, facing King Street West and pedestrianized zone for several years. Neighboring a betting shop and a takeaway backing onto Butter Lane.

The surrounding area is a mixture of office space, retail shops, bars, restaurants and residential properties.

This Design and Access statement has been prepared in support of the planning application to convert the ground floor and basement of 38 King Street West from a Hairdressing shop to a restaurant.

The proposal does not create any new floor space within the property and the other tenants will continue to operate as they are.

All existing windows and doors are to remain as existing.

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The Proposal

It is the applicant's intention to seek consent to change the use from A1 Shop space to A3 Restaurants and cafes, The floor area and layout will remain the same as well as emergency access and egress routes.

Access

The existing ground floor is accessed via 2 concrete steps to the front and a staff access to the rear again concrete steps and a narrow corridor. There is a level change of approximately 450mm from pavement level to ground floor level.

Access can be gained to lower ground floor through a 1200mm wide staircase at the front of the property (fronting a pedestrianized area on King Street West) .

The entrance is suggested to stay the same with no changes. As the level change is consistent across all the ground floor units on 38 King Street West we have investigated and there is no way to provide permanent level access to any point on the ground floor of the building. We are suggesting that a temporary disabled ramp is kept on site and an assistance button installed should this need to be erected for access/exit.

As the frontage directly adjoins the pavement, which is part of the adopted highway, it is therefore not within the applicant's control to provide a permanent external ramp. It is also highly unlikely that one would be supported by the highways authority, as to make up the level difference whilst meeting the required standards it would need to be at least 8m in length and would impact other businesses, creating a major obstruction. The size of the ramp required also means that a portable/ retractable ramp is unfortunately impractical.

We have also reviewed options to include a platform lift but this is also unavailable due to a supporting steel which is believed to support the front building facade.

Waste Management

In respect of refuse storage, the proposals include a dedicated and enclosed refuse storage area within a building recess set back from Back Bridge Street. This is accessed via a secure gate on Back Bridge Street. Immediately adjacent to the staff entrance door at ground floor level, which will ensure convenient access for disposal and for collection.

This will include 4 x 240 litre bins, for general refuse, mixed recycling and pulpable recycling, which will serve the restaurant (refer also to drawings).

In terms of collection, the new bins will make use of the Hairdressing Shop's existing arrangement, where the building management take refuse sacks/bins to a designated pick up point on Back Bridge Street..

Use

The application is for a proposed development of restaurant use and will provide a positive contribution towards the community already in existence in this location. The type and style of food and drinks on the site will not only enhance the local area it will liven up the street and increase security with less unoccupied units.

Summary

In conclusion, it is the applicant's intention to improve the quality of the existing site by creating a desirable and discreet development, which will contribute to and enhance the heritage of the local area.

This statement has explained why the proposed access solution is the only and most appropriate option as it provides a distinct and convenient access to the proposed restaurant and for refuse, without impacting on the operation of the existing Shops around.