



Unit G1 – 1 Portland Street – Manchester – M1 3BE

Design & Access Statement

Full Planning

November 2019



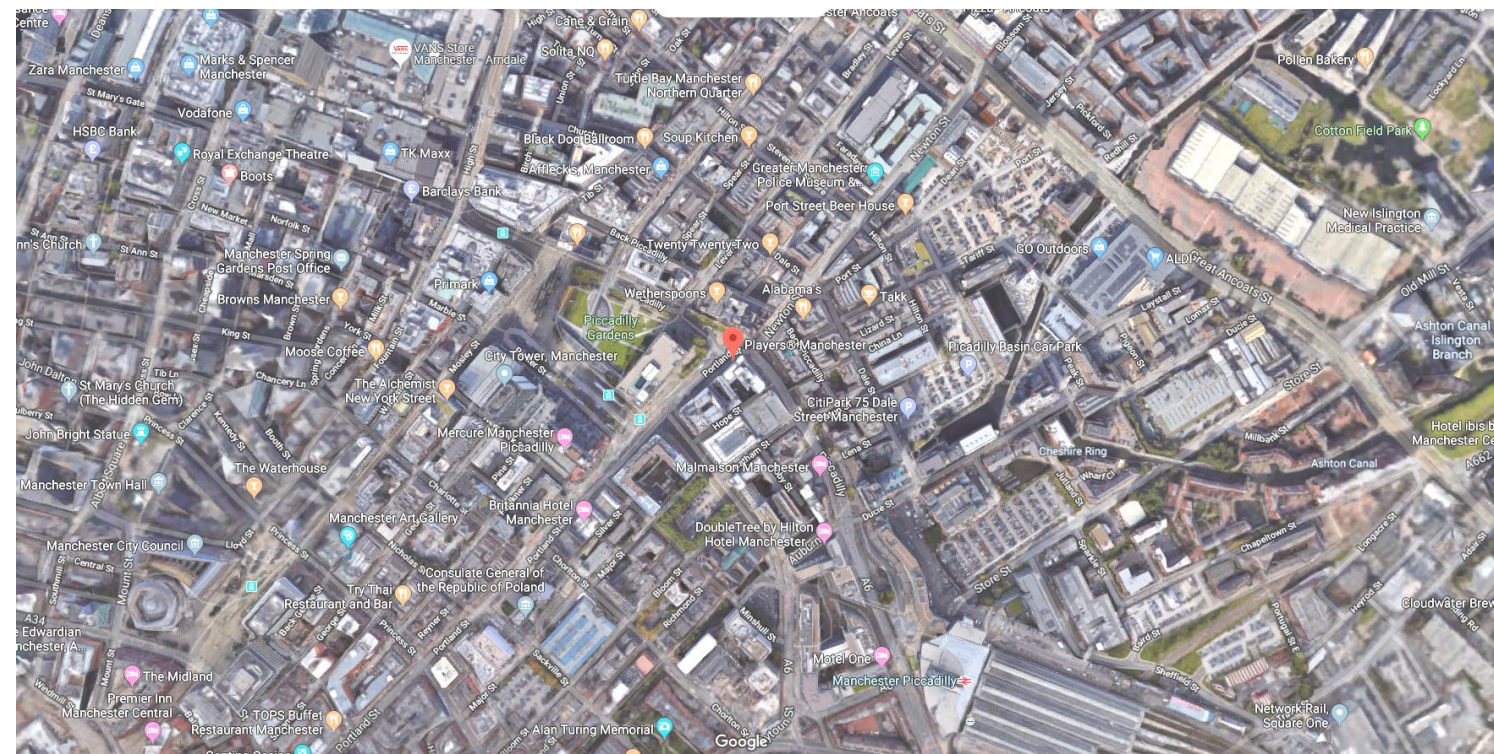
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Figure 2: Site Location



Figure 3: Location



1.0 Introduction

1.1 Aims

This architectural design document has been prepared by architecture & Interior Design for the change of use application from A1 retail on the ground floor to A3 restaurant with ancillary A5 takeaway.

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with elegant style dining experience with modern and elegant fittings throughout
- The design should incorporate various aspects of sustainable design, and looks to new technologies and local workforce.

1.3 Location

The property is located within the heart of Manchester city centre on Portland Street, with a mix of high street retailers and businesses surrounding.

The property is well located at the heart of Manchester city centre, near Piccadilly Gardens, which makes it an ideal location for the proposed change of use.

The site benefits from public transport with bus services operating on Portland Street, Piccadilly and other surrounding roads running throughout Manchester. Manchester Piccadilly railway station is also close to the site, approximately 5 minutes walking distance away, leading towards all major cities.

1.4 Existing Site

The site sits within the centre of Manchester city centre with many retail and restaurant/takeaway businesses surrounding.

The site has previous planning approval for A3 restaurant use under application no. 110383/FU/2015/C2

The property is a multi-storey commercial building within a parade of shops on Portland Street, with Piccadilly Gardens walking distance away and other high street retailers surrounding. Structurally and visually the building is in a good condition, with modern glazed frontage.

1.5 Proposal

The proposal is for the change of use from A1 retail on the ground floor to A3 restaurant with ancillary A5 takeaway providing healthy grilled food, with part new aluminium frame shopfront to match existing which will provide an elegant and modern fresh appearance.

The proposed changes for the ground floor will improve the aesthetical appearance of the building externally, with large glazed window and door on the facade which will bring light into the space and attract customers, giving views in and out.

Internally the building will be finished to provide a modern elegant appearance to provide customer seating area food prep area and customer toilets.

The proposed change of use will bring a well-established franchise business to Manchester providing healthy grilled food, with stores nationwide.



2.0 History

Manchester is a major city and metropolitan borough in Greater Manchester, England, with a population of 514,414 as of 2013. It lies within the United Kingdom's second-most populous urban area, with a population of 2.55 million.

Manchester is fringed by the Cheshire Plain to the south, the Pennines to the north and east and an arc of towns with which it forms a continuous conurbation.

The local authority is Manchester City Council.

Historically the population of Manchester began to increase rapidly during the Victorian era, peaking at 766,311 in 1931. From then the population began to decrease rapidly, due to slum clearance and the increased building of social housing overspill estates by Manchester City Council after the Second World War such as Hattersley and Langley.

The 2012 Mid-Year Estimate for the population of Manchester was 510,700. This was an increase of 7,900, or 1.6%, since the 2011 MYE. Since 2001, the population has grown by 87,900, or 20.8%. Manchester was the third fastest-growing of the areas in the 2011 census. The city experienced the greatest percentage population growth outside London, with an increase of 19% to over 500,000. Manchester's population is projected to reach 532,200 by 2021, an increase of 5.8% from 2011. This represents a slower rate of growth than the previous decade

Manchester Liverpool Road was the world's first purpose-built passenger and goods railway station, and served as the Manchester terminus on the Liverpool and Manchester Railway – the world's first inter-city passenger railway. Today the city is well served by the rail network, and is at the centre of an extensive countywide railway network, including the West Coast Main Line, with two mainline stations: Manchester Piccadilly and Manchester Victoria.

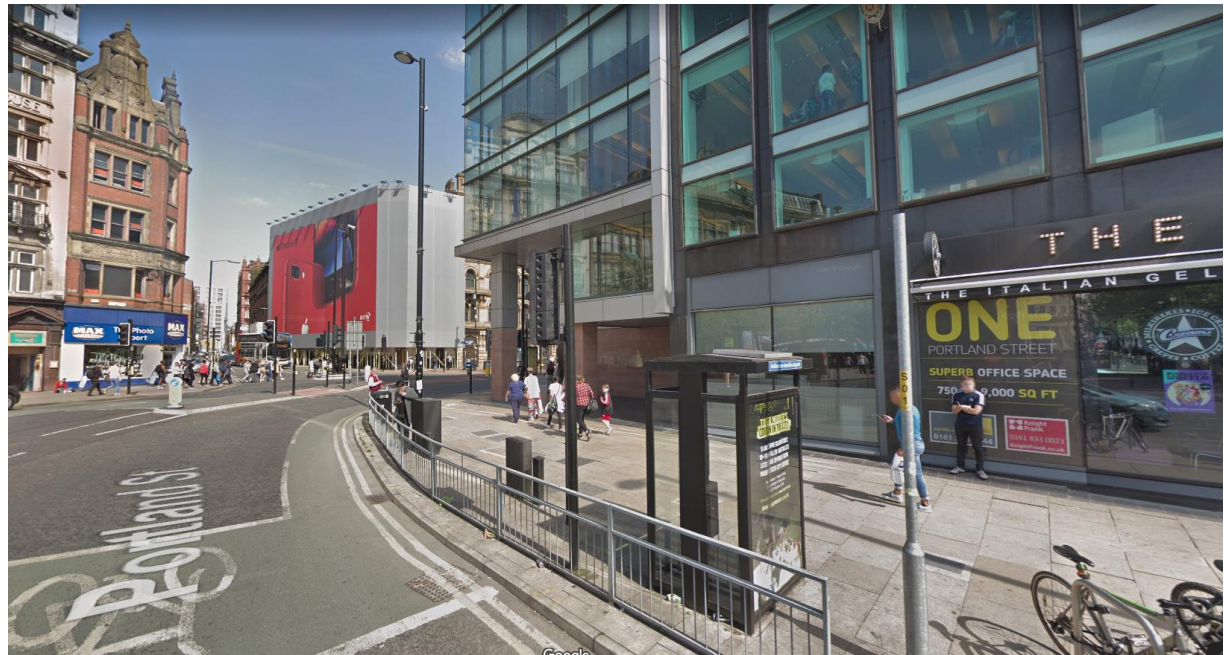
The Manchester station group – comprising Manchester Piccadilly, Manchester Victoria, Manchester Oxford Road and Deansgate – is the fourth busiest in the United Kingdom, with 41.7 million passengers recorded in 2013. On 7 February 2014, construction of the £600m Northern Hub project, which aims to increase capacity and reduce journey times across the North, began with construction work commencing on a 4th platform at Manchester Airport railway station.

The High Speed 2 link to Birmingham and London is also planned, which, if built, will include a 12 km (7 mi) tunnel under Manchester on the final approach into an upgraded Piccadilly station

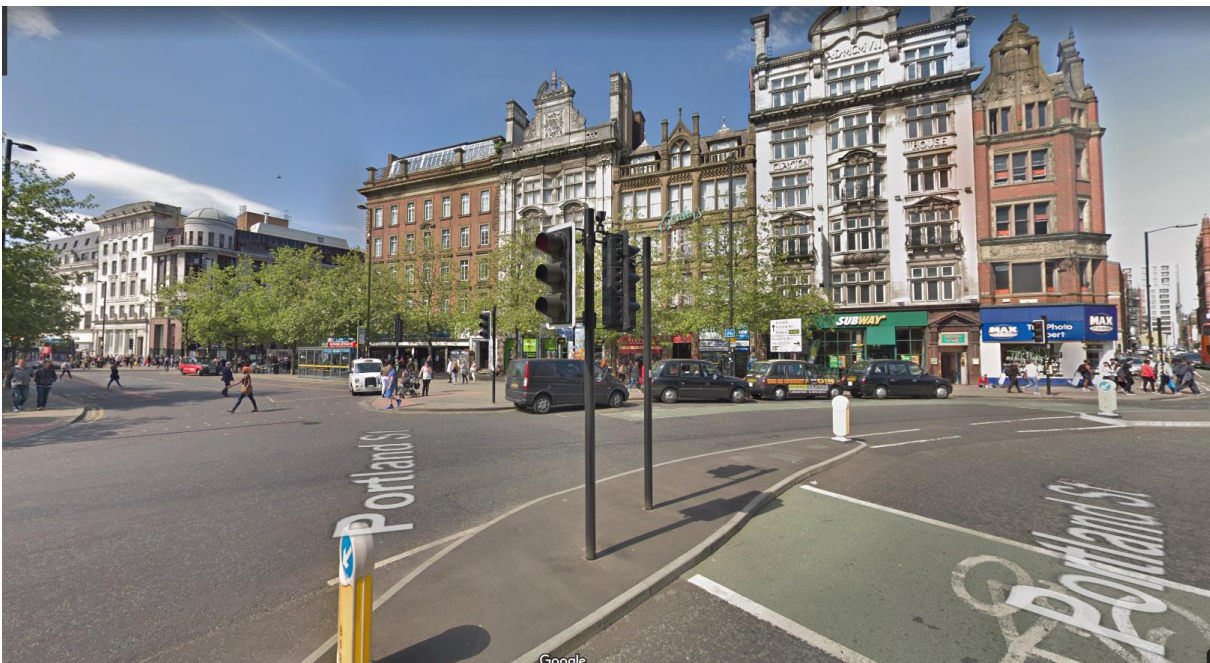
There are three universities in the City of Manchester. The University of Manchester, Manchester Metropolitan University and Royal Northern College of Music. The University of Manchester is the largest full-time non-collegiate university in the United Kingdom and was created in 2004 by the merger of Victoria University of Manchester founded in 1904 and UMIST, founded in 1956, though the university's logo appears to claim it was established in 1824. It includes the Manchester Business School, which offered the first MBA course in the UK in 1965. Manchester Metropolitan University was formed as Manchester Polytechnic on the merger of three colleges in 1970. It gained university status in 1992, and in the same year absorbed Crewe and Alsager College of Higher Education in South Cheshire.

The University of Law, the largest provider of vocation legal training in Europe, has a campus in the city

Western Edge



Northern Edge



Eastern Edge



Southern Edge



Reference	110383/FU/2015/C2
Alternative Reference	PP-04547083
Application Validated	Mon 16 May 2016
Address	Unit G1 1 Portland Street Manchester M1 3BE
Proposal	Change of use of Unit G1 from shop (Use Class A1) to restaurant/cafe (Use Class A3).
Decision	Approved
Decision Issued Date	Thu 07 Jul 2016
Appeal Status	Unknown
Appeal Decision	

Reference	115122/FO/2017
Alternative Reference	PP-05778916
Application Validated	Tue 21 Feb 2017
Address	1 Portland Street Manchester M1 3BE
Proposal	Installation of a new shop front including installation of bi-folding doors and fabric awning
Decision	Approved
Decision Issued Date	Mon 27 Mar 2017
Appeal Status	Unknown
Appeal Decision	

3.0 Planning Guidance

3.1 Planning History

4.0 Proposed Development

4.1 Design Concept

The overall design of the building externally will remain the same, with proposed new part glazed window to provide a fresh appearance.

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant, with customer seating area, customer toilets and food prep area.

The proposed change of use would be beneficial for the local community as it would provide for a health style of food, which is limited in the area.

The proposal will serve the large local community with healthy grilled food.

The proposed restaurant will help regenerate the current building and help inject money back into the community by providing jobs to locals and providing a healthy option of food.

4.2 Use

The existing site is currently a vacant A1 retail on the ground floor with change of use to A3 restaurant with ancillary A5 takeaway which will provide healthy grilled food to the community something which is required in the area and as part of a healthy lifestyle.

4.3 Amount

The amount of development on the site that is considered appropriate has been arrived at by examining and responding to the following issues:

- Urban design and size of the blocks in the area.
- Ensuring the public and private realms are clearly defined and works with the existing context.
- Height and massing of the surrounding buildings.

The proposed change of use will not affect the scale of the building.

4.4 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation

Externally the building will be retained, with proposed new shopfront to provide a fresh appearance.

4.5 Appearance and Materials

The proposed change of use will involve minor external alterations with the existing bi-folding doors to be replaced with solid glazed panel to match the existing shopfront in material and colour and internally on the ground floor the layout will be changed to suit the proposed change of use.

Materials used internally and externally will be of high standard and quality to represent quality dining experience

4.6 Opening hours

Mon-Fri: 11.00am – 11.30pm
Sat – Sun: 11.00am – 11.30pm

4.7 Staff

The restaurant seeks to employ 15 no full time staff and 6 no. part time staff

4.8 Access

Bus routes serve the surrounding local area and therefore the application site is within short reach by public transport. The closest bus route is located on Portland Street

It is also easily accessible by road which is close to the A6 Piccadilly and Portland Street which are main roads leading in to the city centre and connecting throughout Manchester

Leading towards all major cities walking distance away from the site.

As the internal site is level there will be no difficulties in providing pedestrian access.

The property is accessed via Portland Street.

The entrance to the front of the property is level with the external pedestrian footpath; should any wheelchair users require access, would not be a problem for them.

4.9 Parking

As the site is within the centre of Manchester city centre parking is limited around the site, however pay and display parking is available around the site.

The site is easily reachable by car and public transport, with bus stops and railway station close by.

The site offers 2 number Sheffield stands to the front on Portland Street for customers and public use. The proposed restaurant also provides 2 number stands to the rear pf the site within a bike shelter for staff use to the rear of the site for staff use.

5.0 Conclusion

The proposal for the change of use from A1 retail on the ground floor to A3 restaurant with ancillary A5 takeaway will be beneficial for the site and community in providing healthy grilled food.

The proposed new shopfront will visually improve the character of the building and make it stand out and attract customers with a modern and elegant finish.

The ground floor restaurant / takeaway will continue to be economically viable for the local area as it is well populated with a mix use of buildings, from retail to restaurants in a well populated and city centre location

The proposed restaurant will provide a family friendly dining experience with family seating areas, providing healthy grilled food, as part of the new healthy style of living, something which is limited in the area and would be very successful.

Being located close to city centre the site is close to many attraction sites and retail businesses.

The proposal will provide healthy grilled food and dining facilities to shoppers in the city centre and the community.

The proposed changes are intended to fit within the existing building fabric, which will improve the aesthetical appearance of the building and attract customers while at the same time offer a modern interior and exterior appearance that sits comfortably within its context.

The changes to the existing building would be very successful in this vicinity which will only add as a positive project to help bring up the surrounding area. We feel that all the requirements have been met and give a positive result to this proposal.