

DESIGN & ACCESS STATEMENT FOR:103 – 105 **CHEETHAM HILL ROAD, MANCHESTER**

LOCATION:

At present the application site consists of a large brick building mixed with render and metal cladding. The ground floor elevation has multiple entrances to various parts of the clothes store to the front, side and rear with a front entrance leading to the first-floor offices. The building has multiple large windows, uniformly spaced and matching to all elevations. The top floor is a large storage area and has a hipped roof above finished with grey slate tiles but is hard to visible see due to the height from the street. There is a large rear yard used for storage also. The building is accessed from the front on Cheetham Hill Road, down the side on Knowsley Street and to the rear on Bent Street. The existing building runs parallel. These proposals are in keeping with the surrounding areas with minimal changes applied to the exterior look of the building, all constructed from brick with a flat roof vernacular to again achieve minimal changes. This area of Manchester is primarily residential and commercial and inside the City Centre radius providing excellent transport opportunities.

TYPE OF APPLICATION:

The application is a submission for a Full planning approval.

DESCRIPTION OF PROPOSED DEVELOPMENT:

This statement forms part of a full planning application prepared on behalf of Mr Faisal Khan. It has been prepared in accordance with the requirement for a well considered and sympathetic design/development solution to be created for this site; the application proposes to change the use of the existing commercial floors along with the removal of the existing hip roof and the addition of 2x extra floors for a change of use to a Hotel. All existing exterior walls, ceiling and floor heights are to be maintained with proposals to be in keeping and character of the existing surroundings.

DATE OF PREPARATION:

This statement has been prepared in July 2019

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AMENDMENTS:

No amendments submitted to date.

USE:

The purpose of this application is to examine the development potential of this site against Manchester City Council's current planning policies. The use of this proposal would be solely for a commercial Hotel and complies fully with planning policies as set out by Manchester City Council.

ASSESSING THE CONTEXT OF THE SITE:

- *Context of The Site:*

All buildings in surroundings of Cheetham Hill Road a mixture of flat and ridge with eaves lines parallel to the Road. The area is mainly built up with blocks of large mill style buildings with shop frontages to ground and first floors with residential/office spaces above. It has been heavily changed built up over the years. The proposals are like the existing area with all properties being three, four and five stories with differences in architectural style between all buildings. The applicant has written permission from the owner of the building and given pre-warnings with Mr. Munib Ahmed agreeing to all the future development of the building

- *Evaluation and Design Principles:*

The scheme respects the area of Cheetham Hill. The height, Roof pitch, building style including materials are all designed to complement the surroundings and existing buildings in the area.

- *Access Principles:*

The proposed change of use and extensions are designed to comply with building regulations and the access will be possible into the ground floor area via the front of the site. There are multiple off-street parking spaces throughout the area around the site with the applicant also gaining written permission from the owner of Bukhara/Saffron Grill next door at 107 Cheetham Hill Road, to allow for additional car parking for Hotel users to the rear of his carpark. This site is within optimal range for all public transports being so close to the city centre. Bin storage will be

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located to the rear of the site within the rear storage yard as previously mentioned with straight access to the road for collections.

CHEETHAM TOWN HALL (FORMER) **GRADE II LISTED BUILDING OPPOSITE**

Entry Name: Cheetham Town Hall (Former)

Listing Date: 3 October 1974

Last Amended: 6 June 1994

Grade: II

Source: Historic England

Source ID: 1208440

English Heritage Legacy ID: 387988

Location: Manchester, M8

County: Manchester

Electoral Ward/Division: Cheetham

Built-Up Area: Manchester

Traditional County: Lancashire

Lieutenancy Area (Ceremonial County): Greater Manchester

Church of England Parish: Higher Broughton St James

Church of England Diocese: Manchester

Former town hall. 1853-5, by T.Bird; altered. Red brick in Flemish bond, with sandstone dressings and slate roofs. Approximately rectangular plan with side wings. Italianate style. Two storeys, 2:3:2 bays, symmetrical, the centre breaking forwards, plus 1- and 2-bay side wings, with stone plinth, rusticated quoins, 1st-floor sill-band, prominent cornice on moulded wooden brackets, brick parapet and hipped roofs with side-wall chimneys. The ground floor has a central round-headed doorway with ornamented stone surround and panelled double doors, round-headed windows with stone architraves, and attached to the centre (slightly offset to the left) an added 3-bay iron porte-cochere with slender columns, open-work spandrels, moulded cornice with finials and open-work cresting, and mono-pitched glazed roof with elaborate wrought-iron ornamental balcony at the back. The 1st floor has tall sashed windows with shouldered architraves, that in the centre with a cornice on consoles and the others with blank stone panels above. The side wings, set back and lower, are in similar style. Interior not inspected. Forms group with Town Hall Annexe to right (q.v.).

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Cheetham Town Hall (former) is not statutorily or locally listed, nor is it within a Conservation Area. It is therefore a non-designated heritage asset. In this respect, Paragraph 135 of the NPPF (2012) states that “the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Archaeological Desk-Based Assessment

Cheetham Town Hall (former) is said to have ‘low local’ importance. The assessment concludes that Cheetham Town Hall (former) is subject to a slight impact, which in combination with its low local significance, results in minor / neutral impact significance.

A minor/neutral impact on Cheetham Town Hall (former) significance as a heritage asset is not unacceptable.

The prominence and setting of Cheetham Town Hall (former)

The proposed development would not have a negative impact on the prominence and setting of Cheetham Town Hall (former).

The building has minimal windows to the side elevation to where the proposals will be sited. All main windows and views are maintained to Cheetham Hill Road and Bent Street to the rear. When the listed building is viewed from Cheetham Hill Road, minimal changes will be seen as we propose to remove the existing pitched roof and construct 1x additional floor in its place with an extra floor above making the change in ridge/roof height only 2900mm to what it is at current. Public views will be minimally affected towards the site for this same reason. The proposed development exterior will be retained. Furthermore, the proposed development to the left of Cheetham Town Hall (former) have considered all aspects of disruptions and visual look of the street scene which adopts well the policies and principles set out by Manchester City Council. When viewed from the north the LVIA identifies that “the principle public views towards the site are from minor highways and a number of public rights of way. Views from Bent Street and Knowsley Road are limited”. This is a similar finding to views from the east which are again principally minor highways and public rights of way. Accordingly, the setting of Cheetham Town Hall (former)

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will not significantly change as a result of development. Cheetham Town Hall (former) was listed under List entry 1208440 on 3rd October 1974 and amended on 6th June 1994.

CHEETHAM TOWN HALL (FORMER) CONCLUSION

Cheetham Town Hall (former) is not subject to any heritage designations and development of the application site would not negatively impact its prominence and setting. With reference to Paragraph 135 of the NPPF (2012), Cheetham Town Hall (former) is said to have 'low local' importance. This combination with its low local significance, results in minor / neutral impact significance. As such the proposed development in the commercial/residential backdrop of Cheetham Hill Road is not unacceptable from a planning perspective.

CONCLUSION:

The proposals are to create a Hotel from the change of use from an existing commercial building along with the removal of the existing hip roof and the addition of 2x extra floors as shown on accompanied plan that is in keeping with the surrounds keeping ridge height changes to a minimum. The proposals respond positively to the site area and provides a solution to the site that integrates the existing building. The site is accessed from Cheetham Hill Road and Knowsley Road and its redevelopment would hugely contribute to the physical regeneration of the area. Most notably this application proposes a development which is of a scale, design and character that responds positively to the location and character of the site and its setting. We therefore ask that the council approve this House Holder Planning Application with appropriate conditions.

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Off street parking to Bent Street



Off street parking to Knowsley Road

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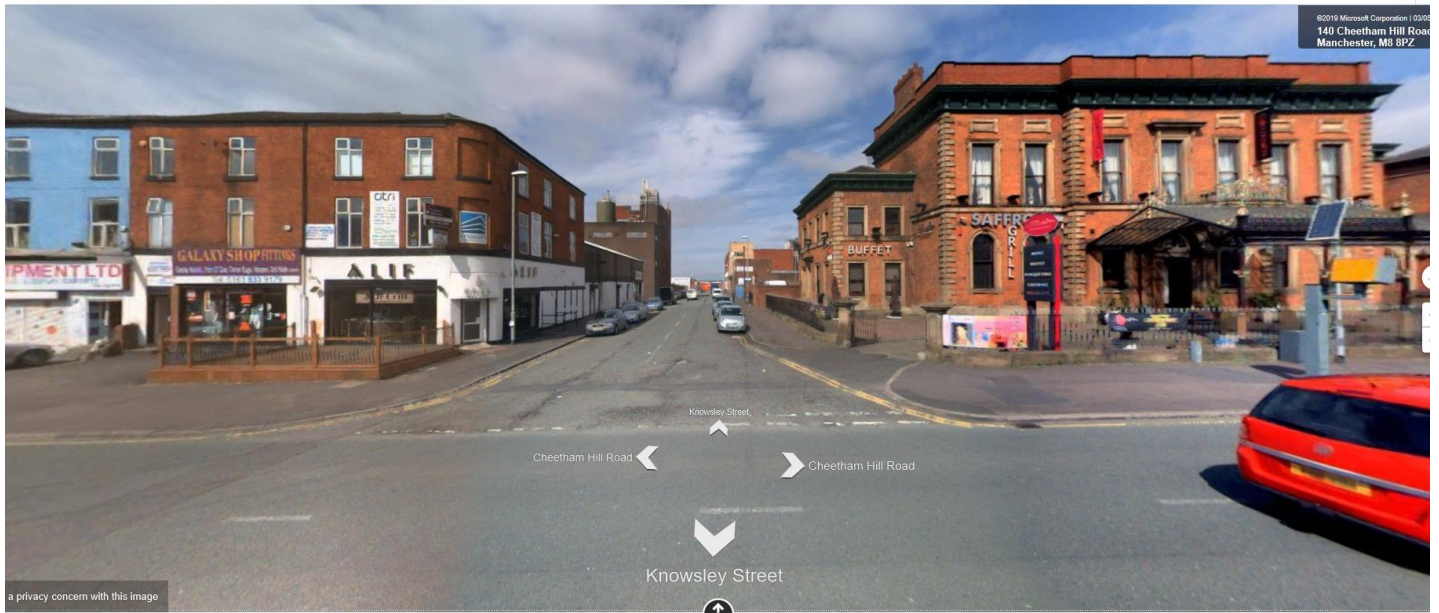


Off street parking to Bent Street



Front parking to Cheetham Hill Road

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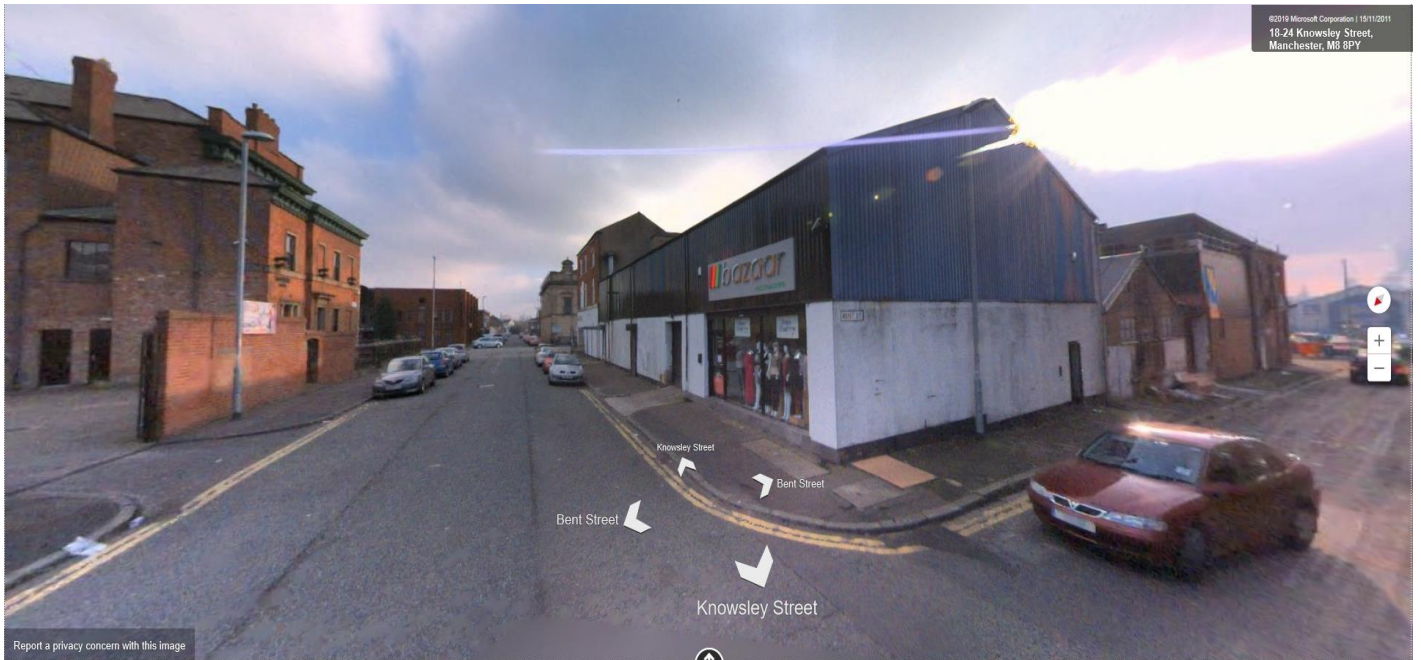


Front elevation view from Cheetham Hill Road



Side elevation view from Knowsley Road

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Rear elevation view from Bent Street

Kindest Regards
Daniel Llado
TDM Architectural ltd