DESIGN AND ACCESS STATEMENT

INTRODUCTION

1.1 This Statement supports a planning application submitted by Mr Danish Ashraf who seeks planning permission for the change of use of the 1st floor of the building from a flat to restaurant to a restaurant (Use Class A3), 423 Cheetham Hill Road Cheetham, Manchester, M8 9LE .The statement aims to provide detailed information about the proposal and demonstrates how it relates to the adopted national and local planning policies.

1.2 In addition to this statement, the documents submitted in support of the application comprise the following:-

- A location plan with the application site marked as edged red:
  Scale 1:1250

- Drawings showing floor layout of the restaurant, access and service/delivery arrangements, glazed railing along the balcony and new frontage to the restaurant.
  Scale 1:100

- Existing and proposed front, and rear elevations of the building.
  Scale 1:100

2. THE SITE AND SURROUNDINGS

2.1 The application site relates to an existing two storey building located within a block of commercial/business units at No 432 Cheetham Hill Cheetham Manchester the site located on the at a central point within the Cheetham District shopping centre. Currently the building has a Restaurant and hot food takeaway shop (sui generis) and the upper floors as residential apartment.

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2.2 The ground floor of the building has been a takeaway form July 2008. Planning application No . 086270/FU/2008/N1

2.3 As stated above, the site is situated within a district shopping centre and as such the adjacent premises are predominantly in commercial, business and professional use. Both properties adjoining the application building on sides are retail shops

2.4 On-street parking is available within the vicinity of the premises. It is permissible to park at the marked parking bays within the close proximity of the property.

3. THE PROPOSAL

3.1 The proposal entails:

- Change of use of the 1st floor of the building from residential to restaurant (Use Class A3)

- The restaurant would remain open for business seven days a week between 11.00 to 23.00, Monday to Saturday and 11.00 to 11.00 Sundays and Bank Holiday.

- The lay out of the ground floor area of the restaurant would include the provision of a reception /service area, customers sitting area and food preparation area. It is expected that the restaurant would provide sitting facilities for 44 persons.

4. POLICY GUIDANCE

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF

Core planning principles in the NPPF:-
Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:
i. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
ii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
iii. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings;
iv. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
v. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

vi. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
vii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

The following policies within the Core Strategy are considered relevant:
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Policy SP1- Spatial Principles refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM 1(Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

There are four further Core Strategy policies that are relevant to the consideration of the application. Policies C1, C2, C3 and C10 relate to the provision of retail facilities in this area of Manchester.

Policy C1 states that development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy, taking account of the different roles of the City Centre, District Centres and Local Centres. District centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to
define local character. 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 - District Centres - seeks to ensure that retail remains the principal use in Primary Shopping Areas, but also that provision is made for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres. It encourages the development of employment to provide opportunities for local people and promotes the efficient use of land particularly through considering options for multi-storey development. New development should contribute positively to the reuse and regeneration of land and premises, together with wider regeneration and investment strategies, and to the diversity and mix of uses within centres without undermining their primary retail function. Housing is also considered an appropriate use within district centres.

Policy C 3 relates to District Centres in North Manchester and includes Cheetham Hill. It states there is capacity for approximately 1,000 square metres convenience and 4,000 square metres comparison retail growth in North Manchester up to 2027. The focus for additional floor space should be in Harpurhey.

There could be small increases in retail provision in Cheetham Hill, but development for other uses which promote vitality during the daytime will be supported. New development should improve connections between the centre and the existing large food store. Development which brings a broader range of commercial and public uses to Cheetham Hill will be supported.

Policy EN 1- Design Principles and Strategic Character Areas

Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design and listed above, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Unitary Development Plan (UDP) for the City of Manchester

The following policies of the UDP are considered relevant in respect of the proposal.

Policy H2.2 states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy CC4 states:
The Council intends to enhance the character of Cheetham Hill Road, Bury New Road/Great Ducie Street, and the Metrolink line. A high standard of design will be expected from new developments in order to restore the unity and particular character of the roads, and to improve the setting of listed and other important buildings. In addition, the Council will encourage the conservation and refurbishment of buildings of character and quality.

Policy E3.3 states:
The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

Policy DC9.1 (Access for Disabled People): States that the Council will require all new commercial and industrial buildings and the environments in which they are set, including car parking areas, to meet high standards of accessibility for disabled people. This requirement will also apply to development which involves the adaptation of existing buildings unless practical considerations dictate otherwise.

Food & Drink Uses

DC10.1: States that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

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

b. the effect on the amenity of neighbouring residents;

c. the availability of safe and convenient arrangements for car parking and servicing;

d. ease of access for all, including disabled people; and

e. the storage and collection of refuse and litter.

DC10.2: States that the Council will normally accept the principle 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.

DC10.3: States that development will not normally be permitted where:

a. it is proposed outside the general locations mentioned above, or

b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

DC10.4: States that where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle; conditions may be imposed in order to protect the amenity of nearby

residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

DC10.5: States that the Council will consider on their individual merits proposals for larger, free-standing restaurants, public houses, clubs etc. which require a main road location and do not clearly meet the locational criteria set out in policy DC 10.2.

Policy 14 -Shop Fronts and Related Signs:

Applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians' premises etc.

DC14.1 : States that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate, and of the area within which the premises are located.

DC14.2: States that shop fronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

Policy T2.4 States that outside the City Centre, the City Council will expect development to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environment capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the development.

Policy DC26: States that the Council will consider the effect of new development proposals and the implications of new development being exposed to existing noise sources. Developments likely to result in unacceptably high noise levels will not be permitted.

Supplementary Guidance

The Guide to Development in Manchester (SPG/SPD) (2007)

National Policy Guidance outlines that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines,

detailed master plans, village design statements, site briefs and community participation techniques.

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers.
The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

5. PLANNING APPRAISAL

5.1 The site is located on Cheetham Hill Road within the Cheetham District Shopping Centre as identified in the UDP. Cheetham Hill Road is a busy major radial road linking the City of Manchester with towns and other conurbations to the north. The stretch of Cheetham Hill Road within which the site lies, is predominantly commercial in nature. Currently the premises on both side of Cheetham Hill Road are occupied by different types of commercial/business uses.

5.2 Due to the location of the site within the shopping centre along a busy commercial frontage containing different commercial/business uses and the absence of any adjoining residential uses, it is considered that the proposed change of use of the first floor from retail shop to restaurant is appropriate and sustainable. Furthermore, the proposal would help provide additional economic generating activities within the shopping centre and additional employment opportunities in the area which, it is anticipated, would make some positive contribution towards strengthening the economic role of the shopping area and promote regeneration. It is therefore contended that the proposal is compliant with the core principles of the NPPF and Policies SP1, C1, C2 and C3 of the Core Strategy which seek to support proposals that contribute towards promoting employment opportunities and economic vitality of shopping centres. In addition, it is considered that the proposed change of use to restaurant (A3) is in accordance with Policy DC10 (Food and drink Uses) of the UDP which encourages such developments in the district shopping centres.

Design/appearance

b) Change of use of the 1st floor to A3 Restaurant.

5.5 Use of 1st Floor residential accommodation to a restaurant access to the 1st floor via the internal knock through to a newly created seating area on the 1st Floor.

5.7 It should be pointed out that the new the restaurant has been designed to match, in terms of the design, style and materials, with the character of other similar premises at Cheetham Hill Road.

Neighbourhood Amenity

5.8 The site is located within a row of commercial properties on the main shopping street far away from the residential properties and there appears to be no residential use of the first floors of the properties adjacent to or in close vicinity of the site. It is assumed that most of the first floors of the properties in close vicinity of the site are used for business/storage purposes. Given the nature of use the adjacent properties and the surrounding area, it is considered that the proposed restaurant will not unacceptably impact upon the residential amenity of the occupiers of the area, in terms of noise, traffic and disturbance, in accordance with policies C10 and DM1 of Manchester's Core Strategy, and policies DC10 and DC26 of the adopted UDP.

Access

5.9 Access to the restaurant would be via a the existing entrance to the building.

Car parking

5.10 The site is located along a quality bus corridor, with highly frequent bus services. Parking is allowed for one hour within the nearby lay-by to the Cheetham Hill frontage, Monday to Saturday 7am to 7pm. Parking within the lay-bys and adjacent side streets outside of these hours is uncontrolled. Given the shopping centre location and the availability of the parking facilities, it is not considered that additional parking for the proposed development is necessary.

REFUSE STORAGE

5.11 It is proposed that that the refuse bins would be stored within the rear alleyway of the property and that the bins would be brought out on Woodlands Street for collection by the Council. It is considered that due to the enclosed nature of the back alley, the storage of the refuse bins would remain visually hidden from public using the side street. (Woodlands Street) and would therefore neither affect the visual amenity of the street scene nor the character of the area

6. CONCLUSION

1. It is considered that the proposed use of 1st Floor as restaurant is appropriate and sustainable within the Cheetham Hill district centre, in compliance with the objectives of the national and local policies.

2. In terms of its scale, design and appearance, the proposal is considered to be in compliant with the main thrust of the national and local policies.

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