



DESIGN AND ACCESS STATEMENT

Jimmy's Restaurant

27 Blossom Street
M4 6AJ

OCTOBER 2019

Contents

1.0 INTRODUCTION.....	3
2.0 LOCATION AND EXISTING BUILDING.....	4
3.0 DESIGN OVERVIEW	4
5.0 DESIGN PRINCIPLES.....	5
6.0 CONCLUSION	5

1.0 INTRODUCTION

- 1.1 This design and access statement (DAS) has been prepared in conjunction with the new full plan's application for 27 Blossom Street Manchester. The applicant being Richard Craig. The development will include the renovation of an existing office unit at 27 Blossom Street, Ancoat's and planning permission including signage, for the change of use to A3 & A4 use.

- 1.2 Design and access statements (DAS) are not part of a planning application but are required by legislation (under Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to accompany planning applications (outline and full) for:

A development which is major development

Where any part of the development is in a designated area, development consisting of one or more dwellings or the creation of floorspace of 100 sq. m. (gross) or more.

The proposed development is located within the Ancoats Conservation area, thus the production of a DAS has been completed.

- 1.3 The DAS provides a description of the proposed development and concepts that have been applied It will explain the design principles and demonstrate how the access requirements have been met & discuss any issues which may affect the access. The application consists of;

- Architectural Plans
- Design and Access Statement
- Planning Statement
- Management & Operations Statement

- 1.4 The proposed development has undertaken pre planning advice through WSP Indigo planning who have had lengthy discussions with Manchester planning regarding the best approach to this development.

2.0 LOCATION AND EXISTING BUILDING

- 2.1 The building currently comprises 3 storeys all office use, and is currently vacant. The building is fully secure.
- 2.2 The site is located within the Ancoat's Conservation Area and within the City fringe primary economic focus area and the East Manchester policy area.



Site Plan (NTS)

- 2.3 The building is accessed via Blossom Street and borders Cotton Street. The proposed application is within the red line boundary located on the attached plans. All works will be undertaken internally with minor repair works externally to windows as required.
- 2.4 The building was built in the 1800's and is within one of the first industrial estates to exist. the building sits within a mixture of Victorian mills and new build apartments.

3.0 DESIGN OVERVIEW

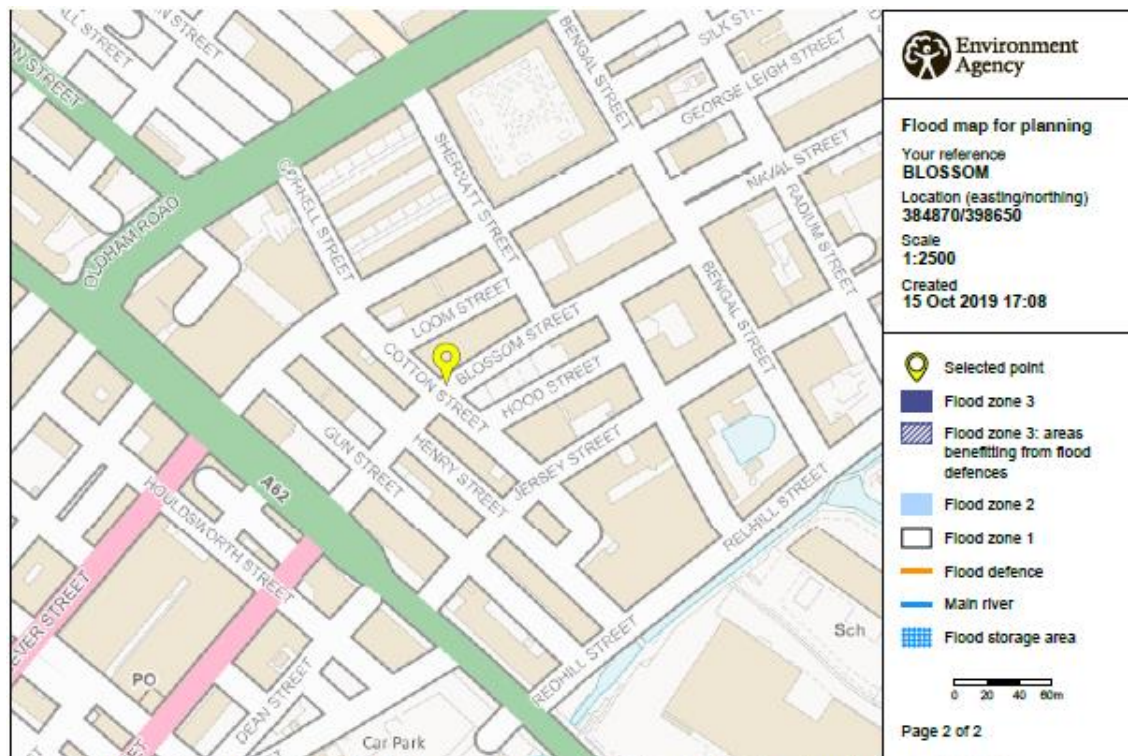
- 3.1 The aim is to improve an existing building, bringing it to modern standards to allow a new restaurant to flourish.
- 3.2 The intention is to leave in original features of the building with consideration given to upgrading for the new use.
- 3.3 The restaurant and bar area have been designed around the original lift shaft, which succeeds through all 3 floors.
- 3.4 The building contains steps up the entrance level. As stated in Part M, existing building are not required to meet accessibility standards. However, provisions will be made internally where possible, to ensure that suitable access can be achieved



Map dated back to 1850 showing 27 Blossom Street

3.5 The site does not facilitate private parking facilities. Public parking can be assessed within 500ft.

3.6 The building does not sit within a flood risk area



5.0 PRINCIPLES

5.1 Use

- 5.1.1 The proposed development is for a change of use from an office (B1) to (A3) Restaurant and café & (A4) Drinking Establishments.
- 5.1.2 The building is currently vacant, the land lord having struggled to find suitable office tenants over the recent months. The landlord is excited to bring the building back to life.

5.2 Amount

The development will convert all three floors including basement to A3 & A4 use. With approx. 450m² GIA.

5.3 Siting and Layout

- 5.3.1 Existing road and paths will remain untouched and all works will be undertaken within the red line boundary stated within the location plan.
- 5.3.2 The site can be accessed from Blossom & borders Cotton street.
- 5.3.3 Parking facilities are located nearby via a public car park located less than 500 ft away. The site is in an accessible part of the City centre, with bus and trams located a short walk away.
- 5.3.4 The excellent links to transport show that Jimmy's will not negatively impact the existing transport infrastructure within the area.

5.4 Appearance

- 5.4.1 The existing building dates back prior to 1850. Many original features still remain. It is within the interest of both the client and the council that minimal amendments to the external envelope are undertaken.
- 5.4.2 Signage will be located within the parapet on the front elevation. It is currently undecided whether this is to be illuminated. The signage will be in keeping with the existing features of the building and follow the circular shape.
- 5.4.3 Very little change will be undertaken, removing any partitions which were built for office use will be demolished, the kitchen area will be upgraded to ensure the highest hygiene standards are met.
- 5.4.4 Ventilation will be provided within the kitchen which will exhaust either out thro roof or through the external wall. The details of this will be enclosed in due time after further discussions with engineers. Consideration will be given to ensure little. no fumes & noise is exhausted from this area.

6.0 CONCLUSION

This Design and Access Statement has been prepared on behalf of Jimmy's in support of a full planning application for new A3/A4 use.

The proposed development would make efficient and effective use of the site, injecting a new lease of life into the building. It will complement the residential aspect of the area, giving the locals a new and exciting place to dine.

The assessment demonstrates the positive impact the business will have on the area, and we see no reason that permission would not be granted.