



Design & Access Statement

1.0 – Introduction

1.1 CUBE PSL have been instructed by Sports Direct .com to prepare a Design & Access Statement in relation to a detailed planning application at Cheetham Hill Retail Park for:

- Internal reconfiguration to the existing retail units
- Elevational enhancements
- Improvements to the external works

1.2 The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 as amended March 2010 requires the submission of a Design & Access Statement alongside applications for planning consent. A Design & Access Statement is a report which is measured against CABE's Design & Access assessment. It is intended to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured manner.

1.3 Pre-application advice has been sought in relation to the proposed development.

Meetings have been held between representatives of the applicant, their consultants and tenant representatives and Manchester City Council.

A public consultation event was held to facilitate input from local residents and other interested parties.

2.0 – Site Context

Cheetham Hill Retail Park is located on Cheetham Hill Road to the south side of Cheetham Hill, approximately 1.5 miles to the north of Manchester City Centre. It has a population of approximately 22,500. It lies on the west bank of the River Irk close to the boundary with the City of Salford. Cheetham Hill is bounded by several neighbourhoods including Broughton, Crumpsall and Collyhurst.

As a long standing industrial and residential district, Cheetham Hill is the home of a multi-ethnic community. Heavily urbanised following the Industrial Revolution, Cheetham Hill today is bisected by Cheetham Hill Road, which is lined with a diverse selection of building uses including places of worship, business premises, a mix of residential buildings and a variety of retail uses.



The site is located on the junction of the A665 Cheetham Hill Rd and A6010 Queens Rd opposite the Manchester Fort shopping park which is home to mix of retail, food and drink outlets.

The triangular site is bordered by Cheetham Hill Rd, Queens Rd and Elizabeth St.



Cheetham Hill Retail Park currently houses a Currys PC World Curry, B & M, Matalan and USC.

There are several pedestrian access points into the site from Cheetham Hill Rd and Elizabeth St.

Existing vehicle access into the carpark is from Elizabeth St. There is also a separate goods vehicle access for servicing and deliveries from Elizabeth St.

All pedestrian and vehicle accesses will remain un-changed

On the opposite side of Queens Rd to the north-west are three and four storey residential properties.



On the opposite side of Elizabeth St to the south west are various low rise commercial properties.





On the opposite side of Cheetham Hill Rd to the east is the Manchester Fort shopping park.



3.0 – Design Development

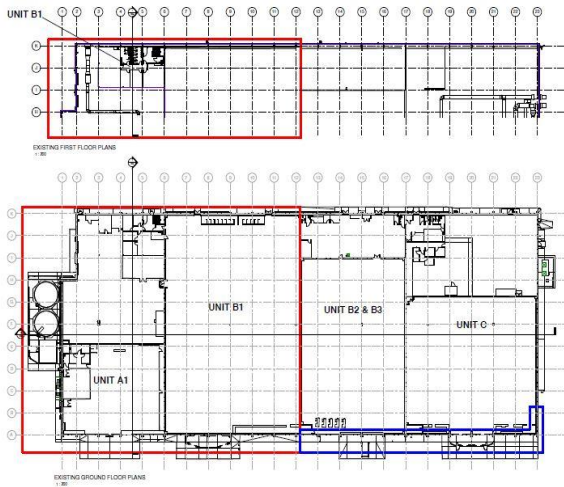


Proposed Site Plan

The only alterations to the site layout are minor amendments to the car parking spaces against the front elevation of the building to suit revised entrance door positions to the individual units



The development proposes the internal reconfiguration of the existing units to suit the changing requirements of new and existing tenants.



Existing Building Layout



Proposed Building Layout

The existing mezzanine floor will be extended across existing Units A1 and B1.

Unit A1 is reconfigured to form a combined USC and Sports Direct unit operating at ground floor and on the mezzanine. Both these operations are owned by Sports Direct and hence the different fascias within a single unit would be complementary.

Unit A2 is the proposed Lidl.

Unit 3 would be the consolidated Matalan unit with a full mezzanine.

Existing Units B2/B3 and C housing B&M and Currys PC World will be unaffected by the proposals save for a revised fascia.

Amendments to the service door provision to the west elevation will allow deliveries from the existing service yard into the Lidl unit.

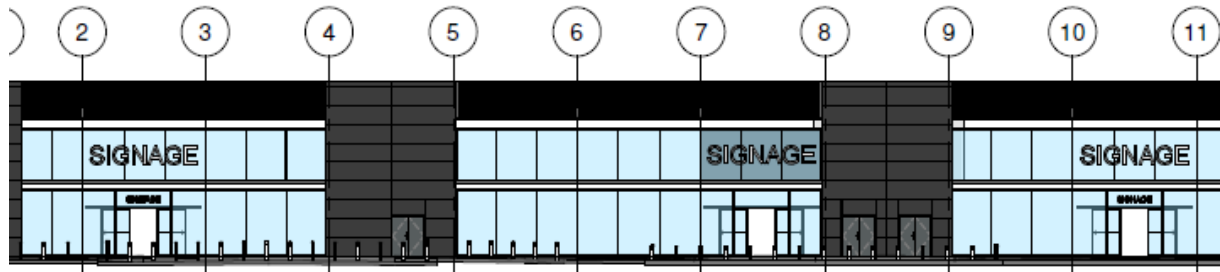
Additional personnel doors are to be added to the north elevation to facilitate amended means of escape from the reconfigured units

The revised fascia will be considered across the front of the building to allow for a more modern appearance for the retail park as a whole

Existing



I ELEVATION



Proposed

The existing cladding and blockwork to the front elevation will be replaced with a simple and straight forward combination of glazing and cladding to give a honest modern uncluttered fresh fascia.

This will unify the buildings appearance whilst giving the each retailer his own 'shopfront' with signage opportunity controlled within a considered, non-hierarchical backdrop.

4.0 – Access

Access to and from the site will remain as existing. The site is well served by existing pedestrian, cycle, public transport and road network

Pedestrian and vehicle access into and around the site will remain unaltered, other than for the minor reconfiguration of parking spaces to allow clear and safe level access into the building.



<u>Specification Revision</u>	<u>Date</u>
Version 0	09 Oct 18