



Grindsmith, 62 Bridge Street, Manchester, M3 3BW: Design and Access Statement

1. Introduction

- 1.1 This statement has been prepared to support the planning application for the retention of an extraction unit at Grindsmith, 62 Bridge Street, Manchester, M3 3BW. Reference should be made to the accompanying Heritage Statement, Odour Assessment, Noise Assessment and submitted plans.

2. The Design Component

Appraising the Context

Physical

History

- 2.1 The application site consists of a mixed use commercial building within the city centre of Manchester. The building itself is of no historic interest however the site sits within the Deansgate / Peter Street Conservation Area and is in proximity to a number of listed buildings.
- 2.2 The most recent planning application associated with the site (115621/FO/2017) permits the use of the premises as a coffee house.

The size, shape, orientation and topography of the site, including levels

- 2.3 The host building forms part of a row of commercial buildings fronting Bridge Street. The rear (south of the building) looks towards Wood Street which until previously was a vacant plot, townhouses are now being built on this plot as approved under 115621/FO/2017.
- 2.4 The levels across the site are generally level.

Existing landscape features, vegetation and buildings

- 2.5 The building is located within an urban environment. Constructed of red brick, the building is four storeys with a flat roof. The building has recently been renovated and contains offices above ground floor level.

The character of the surrounding area

- 2.6 The surrounding area is the commercial / retail core of the city centre of Manchester.

Important views

- 2.7 The principal view into the site can currently be gained from Wood Street however this will be obscured once the townhouses are built. Figure 1 below identifies the townhouse development being built which will obscure this view.



Figure 1: View of development to the rear of the site.

A number of extraction flues are evident on other premises in the area as identified on the figures below.



Figure 2: Flue on Back Bridge St



Figure 3: Flue on Back Bridge St



Figure 4: Flue to rear of property on Bridge St



Figure 5: Flues to rear of premises on Deansgate

Access to the site including the adjacent road and footpath layout

- 2.8 Access into the site is gained from Bridge Street through the premises only. The installation of the extraction unit has not resulted in any changes to the access to the building.

Social

- 2.9 The social impact of the proposal is considered to be negligible. The extraction unit will serve the commercial ground floor unit and incorporates adequate noise and odour mitigation to ensure the social well-being of surrounding users is maintained.

Economic Context

- 2.10 The economic impact of the scheme is positive, as it will support the continued operation of the premises.

How the design principles and concepts have been applied to the following aspects of the development

Amount and Layout

- 2.11 The extraction is located in close proximity to the kitchen which is situated to the rear of the premises. One extraction flue has been installed, the position of the flue ensures that there is no impact on windows in the existing property.

Scale

- 2.12 The extraction flue rises from above the ground floor level and terminates 1.5 metres above the ridge level of the existing building.

Landscaping

- 2.13 No external landscaping is affected by the extraction unit.

Appearance

- 2.14 The extraction flue will not be visible from the majority of public vantage points once the townhouses to the rear fronting Wood Street have been completed. The extraction flue is typical of the city centre with a number of similar units evident in the locality.
- 2.15 The option of fitting an internal extraction system was not possible, the commercial units above meant an internal route direct up through the building would impact on the space of other occupiers of the building. The other option considered was to route the flue horizontally through the building and up the side wall of the premises through the courtyard to the rear of number 64 Bridge Street. However this option was not feasible due to the inability to obtain anchor points on this elevation, due to the location of external windows and building infrastructure on this elevation. Furthermore the kitchen supplier advised that this would require a gas system for the cooking facilities. A gas supply is not available to the kitchen.

3. The Access Component

- 3.1 Access to the building will remain unaffected by the extraction flue. The site will be easily accessible and suitable for all users.
- 3.2 Emergency access to the site will not be affected.