DESIGN AND ACCESS STATEMENT

On Behalf of Mr Munib Ahmed

PROPOSAL

Change of use from bank (Class A2) , to a hot food takeaway (Class A5) and Retail Unit (Class A1) at ground floor level and offices (Class A2) at first floor level together with the installation of new shop front, fume extraction flue.

LOCATION

5-6, Progress Buildings,
491-493, Cheetham Hill Road,
Manchester
M8 9HT

1. INTRODUCTION AND BACKGROUND

a. The property is located at the junction of Cheetham Hill Road and Halliwell Lane.

b. The property is arranged over three floors, basement, ground and first floors.

c. The property was formerly a retail bank with ancillary office accommodation to the first floor and storage to the basement.

d. The bank was closed in August of 2016 and the property is now under new ownership.

2. USE

a. The proposal being to convert the ground floor into 2 units, the unit at the junction of Halliwell Lane and Cheetham Hill Road (Unit 1) to be used as an A5, Hot Food Takeaway, and the unit fronting onto Cheetham Hill Road (Unit 2) to be used for general retail A1.

b. An independent access is to be formed at ground floor level on the Halliwell Lane elevation to provide access to the first floor (Unit 3) which is to be used as office accommodation (A2), the first floor will be let as one business use and not split into individual business lets.

c. The basement will be used as ancillary accommodation for Unit 1, which also affords access the rear yard where associated refuse bins will be stored.

d. The proposed opening hours for the individual units / uses are as follows :-

Unit 1, A5 use – Monday to Friday - 8.00am to 3.00pm and 5.30pm to 11.00pm
Saturday and Sunday – 8.00am to 11.00pm

Unit 2, A1 use – Monday to Sunday 8.00am to 11.00pm

Unit 3, A2 use – Monday to Sunday 8.00am to 11.00pm



Cheetham Hill Road elevation

3. THE APPLICATION

a. The existing elevations are an adhoc arrangement of ceramic tiles and render to the ground floor, with stock engineering brickwork to the first floor.

b. The proposal being to introduce aluminium shop windows to the ground floor elevations with, they will be storey height with integrated security shutters above, and the security shutter boxes will be concealed behind the fascias located at chamber level that will extend around the property.

c. The retained masonry columns will be rendered, self colour Pale Cream (BS 38 15 32)

d. The flue for the extract canopy to Unit 1 will be routed through an existing light well that exists in the centre of the building and will discharge at the flat roof level that extends above Unit 3. The flue will not be visible from any elevation.

e. New signage will be introduced above the ground floor shop frontage on all three elevations, with a separate section above the new entrance off Halliwell Lane for Unit 3 and similarly on Cheetham Hill Road for Unit 2.The signage will be the subject of separate “advertisement consent! Applications to the Council. The fascias will extend down to conceal the security shutter boxes which are recessed above the window heads so as to sit flush with the existing elevations. The new security grilles and guides are powder coated aluminium, colour black (BS 00-E-53), the shutters will be raised during the day regardless of whether or not the premises are trading.

4. ACCESS

a. The existing entrance point for the bank, on the corner of Cheetham Hill Road and Halliwell Lane is to be utilised to serve Unit 1. A new entrance door will be introduced in the Cheetham Hill Road elevation to serve Unit 2 and similarly one on Halliwell Lane to serve Unit 3.

b. The new steps required to form the dedicated entrance to Unit 3 will be ambulant disabled standard to comply with the Building Regulations Part M.

c. The tenants / managers of all the units will be made aware of their legal duties under the Equality Act and their legal responsibilities to provide all reasonable assistance to disabled patrons / staff.

d. A hearing induction loop will be provided for customers with hearing impairments.

e. Contrasting colours will be incorporated into the scheme to assist people with visual impairments.

f. There are no parking facilities dedicated to the premises. The premises are located within a busy commercial area.

g. Delivery drivers serving the units will park on Halliwell Lane.

h. Refuse collection will be from the existing rear yard (as was the case with the former bank premises) The rear yard is enclosed with a 1.9m high brick wall and cannot be seen from any public area. The rear yard will contain a shared 1100 general waste bin used for all 3 units, and a 600 litre cardboard / waste paper refuse bin. Food waste and used cooking oils from Unit 1 will be stored within the unit and collected bi-weekly by a licensed contractor, waste oils to be utilised for bio diesel.