Design and Access Statement

Conversion of 13 and 13A Bury New Road, Cheetham Hill, M8 8FW from Retail Units to Café / Restaurant



1. Introduction

a. The property is located Bury New Road within the commercial area of Cheetham Hill.

b. The property is arranged over two floors, the ground floor No.13 extends to approximately 94 sq meters, with a small yard to the rear, and the first floor No.13A is also extends to approximately 94 sq meters.

2. Use

a. The properties are currently vacant.

b. The properties were previously used for the retail of fashion and sports related goods up until early 2017.

c. The proposed use of the combined property will be as a Café / Restaurant, with seating for 32 customers to the ground floor and 60 customers to the first floor.

d. An open kitchen and servery will be introduced at the rear of the ground floor.

e. A disabled WC / baby change will be located on the ground floor and additional customer toilets located on the first floor.

f. To the rear of the property a portable cold room will be installed and storage provided for refuse bins.

3. Planning History and Pre Application Advice

a. A planning application was submitted in February 2017 for a change of use to a hot food takeaway, ref 114856/FO/2016. The application was refused on the 7th April 2017 as the Council deemed that the proposal did not accord with the their adopted policies for A5 uses in general and specifically the impact of such uses in this particular location.

b. Enquiries have been made with the Planning Department following the refusal and the lease holders intention to operate the premises as a Café / Restaurant.

c. It is noted that the Council have recently (within the last 7 months) approved the change of use of a similar property located 26 Bury new Road, approximately 25m from this site from A1 to A3 (application ref : 113358/FO/2016).

d. We consider that there are no material considerations that distinguish this application site form that which the Council have recently approved. We have written to the Council to request their views on this important factor in determining planning applications and the written advice from the planning officer currently dealing with this area may be summarised as :-

"In order to justify an A3 you should familiarise yourself with the City Councils policies in this regard and whether you feel you can satisfy the policy requirements"

e. We note from the Councils decision notice that the Planning Department deemed that the proposal for the change of use to A3 at No.26 Bury New Road accorded with all the Councils adopted policies, namely SP1, DM1, DC10, DC26 and the Core Strategy.

f. Following the Councils approval of the change of use at No. 26 Bury New Road the Council have adopted a Supplementary Planning Document dealing with Hot Food Takeaways (A5). Within this document the Council seek to distinguish Cafes/Restaurants (A3) uses from Hot Food Takeaways (A5) by :-

"The presence of an ordering counter for hot food takeaway and the proportion of space given over to food preparation in relation to customer circulation;

The number of table and chairs to be provided for customer use. "

g. Whilst the adopted SPD gives no further guidance on benchmarks for such assessments we consider that a facility that has an area available to the public which is 5 times greater than that used for preparation of food should satisfy this requirement (food preparation / server 31 sq meters, public area 157 sq meters.

h. In addition the proposal will have seating to cater for 92 customers which once again clearly shows that the intention is to cater for customers to consume food on the premises.

4. Appearance

a. The front elevation will remain as is with the exception of replacement windows to the first floor. Signage will be introduced to the existing timber fascia above the shop front and should this not be within the permitted development regulations for same an Advertisement consent application will be submitted to the Council for prior approval.

b. To the rear of the property (an area that can not be seen from a public highway) it is proposed to introduce an extract flue and site a portable cold store, as shown on the drawings that accompany the planning application.

5. Access

a. The pavement is approximately 225mm lower than the internal concrete floor level and it is not there for possible to provide level threshold access. The operators are aware of their responsibilities to comply with the Equality Act and provide assistance to wheelchair users who wish to enter the premises, including the provision of aluminium access ramps. A customer call button will be located adjacent to the access door to signal to staff that a customer needs assistance.

b. Internally a disabled wc will be located on the ground floor to cater for ambulant disabled / wheelchair users.

c. A hearing induction loop will be provided to cater for those with hearing impairments.

d. Contrasting colours will be used for joinery / ironmongery / obstructions etc. to assist those with visual impairments.

e. In addition the premises will be designed to satisfy Manchester City Councils Design For Access 2 documentation.