Access Statement.

Proposed smokers shelter for Jam Street Café. 209 Upper Chorlton Road. Whalley Range. Manchester. M16 0BH

Applicant: Gaea Catterall.

Proposal for a timber structured shelter adjoining the front of the premises.

Design: The design is a four-posted timber frame with a Perspex panel roof.

The design is to be as simple as possible using, in the main, natural materials. It has been designed to be similar to other shelters which have been granted planning permission in the area. Such as such as the Carlton Club, Carlton Road, Whalley Range.

As the design consists only of four posts, a clear roof and no walls, it does not affect light transference to the adjoining properties. The proposed structure would not obscure the signage nor the shop fronts of the adjoining property.

Usage: The proposed shelter is to cover a 1/3 area of an existing out side space currently used by café patrons.

Jam Street Café has an existing patio area to the front of the premises. This is licensed and used from 10am until 10pm. Previous to the smoking ban it was used by customers in the fine weather but since the smoking ban has been used in all weathers and throughout the winter.

Neither the council nor Jam Street Cafe has received any complaints about noise or any other nuisance caused by patrons using the patio. Having a shelter would not cause any changes or create a risk of extra nuisance from patrons using patio.

