PLANNING
ACK'D
REPLIED
RECD - 9 MAY 2008

DESIGN & ACCESS STATEMENT
FOR PROPOSED CHANGE OF USE AT:
BISHOPS CORNER, STRETFORD ROAD, HULME, M15 4UW

INTRODUCTION

This Design & Access Statement applies to the proposal to change the use class of the above mentioned property.

The change of use that is intended by this application is from an existing empty shell to A3 – Restaurants and Cafes.

DESIGN PROCESS

The aim of this development is to provide two new high quality café/coffee shop facilities that are suitable for both permanent occupiers of the space, and for the many regular visitors that will use the facilities.

The building is situated on Stretford Road, which is the main road through Hulme; therefore it is in an ideal position to attract a variety of customers both living in Hulme and people passing through.
The surrounding area already contains a number of small scale retail and restaurant type facilities.

This development will not have an adverse affect on the people in the locality of the building as the works proposed are in keeping with the current uses of the surrounding area.
The main changes as a result of this application will happen internally so there will be no adverse effect on the tenants of the surrounding buildings.

Since the building is adjoined to a block of apartments there are issues with regards to noise transfer, however this will only be the case during the respective fit outs and once this has been achieved there should be no concerns as the proposed change of use will not produce a level of noise that will affect the occupiers of the apartments.

The proposed change of use for this property will create a number of economic benefits for the area as it is proposed that at least 6 new jobs will be created as a result.
As well as providing new jobs the new developments will potentially attract people to the area, which will increase the economic gain for the area.

USE

The proposed development will be used as a café/coffee shop facility, and as mentioned above there are currently properties with the same proposed use in the area.

LAYOUT

This proposal will not have an effect on the layout of the site in terms of circulation through, and around the site.

The rear of the site is currently surrounded by a perimeter fence, which will remain in place.

There is also an existing bin store to the rear of the property within the above mentioned perimeter fence.

Please see the following drawings CPS 07-116 003.

The internal layout of the property can be seen in the attached drawing CPS 07-116 005.

APPEARANCE

Appearance to remain as existing as incoming tenant is as yet unknown, however an application for advertisement consent will be submitted when incoming is finalised.

ACCESS

External
The main access point for pedestrians to the property is from Stretford Road. To the rear of each property is fire escape, which leads to the car park area for the apartments and to the bin store.

None of the access arrangements will be affected by this planning application.

The present main entrance to the building has level; access into the Building.

Fire exit points are also level access.

Internal

For the internal access arrangements see the attached drawing CPS 07-116 005.