Design and Access Statement
Heritage Statement
57 Thomas Street Manchester M4 1NA

Erection of a retractable canopy above ground floor barfront window above two tables and four chairs sited on the pavement outside the barfront window.

The submitted application includes:

- Application form and the following information in an electronic format;
- Photos showing types of furniture;
- Specification describing details, materials and colours
- An electronic location plan at 1:1250 scale plan showing location of premises;
- Existing plan, section and elevation
- Proposed plan section and elevation

Existing - Permission exists for a bar at 57 Thomas Street.

Proposed – Provision of a retractable canopy is shown within the attached plan and brochure material. The canopy will be positioned on the elevation above the shopfront/barfront.

There are no obstacles in the highway to prevent either the canopy or tables and chairs below the canopy being positioned.

Many other bars and cafes on Thomas Street have a similar arrangement and have had so for many years. Photos of examples of other tables and chairs in similar circumstances on Thomas Street and surrounding streets are provided within the enclosures.

There is sufficient space available for wheelchair users and pushchairs/prams to pass. A reliable, safe route for blind and partially sighted pedestrians is provided.

The proposal will not affect the neighbouring commercial uses. The adjoining unit has it's own tables and chairs on the pavement in a similar arrangement as does the property next door but one.

Many other canopies are found within the Northern Quarter.

There are no residential properties above or adjacent to the existing bar.

The positioning of the canopy or the tables and chairs would not discourage pedestrians from using the footway. The available route past is straight, obvious and unobstructed by the canopy or tables and chairs; it does not pass through the area used by the tables and chairs.

There is no enclosure proposed.

Tables and chairs will be removed by 23:00.