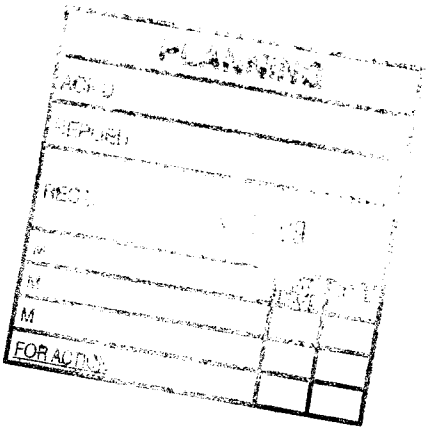
DESIGN AND ACCESS STATEMENT

A PLACE CALLED COMMON, 39-45 EDGE STREET NORTHERN QUARTER,MANCHESTER

APPLICANTS DETAILS: Jonny Heyes
(Address as above)



AGENTS DETAILS:

RCA Interiors
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The application is for planning permission for change of use to units 43-45 and removal of condition on 39 to obtain A4 / A5 usage to whole unit.

DESIGN PROCESS:

EXISTING USE:

Current usage of the premises is a licensed bar to unit 39 and vacant retail unit to 43-45 all at ground floor level, There are two floors of office space above units which are not within our clients demise.

PROPOSED USE

Our Client is in the process of purchasing the leasehold on units 43-45, with a view to extend their current bar operation into the vacant unit. The works will be internal alteration and the replacing of existing doors and windows to edge street elevation there will be no increase in overall floor space.

LAYOUT

The proposal is to re-open block up opening between units 39 and 43 and extend bar operation into units 43-45, which will provide additional space for new bar area and bar storage also new toilet accommodation and larger kitchen area.

APPEARANCE

The proposed works will retain existing elements of the building including exposed brickwork walls timber floors, all works will be undertaken with in the existing foot print of the building those there will be no alterations to the external elevation other than replacement of damaged timber windows and doors, all existing external shutters will be retained.

External plant will be located on wall to rear access passage.

ACCESS

The current bar operation as level access from edge street to the main entrance, which provides level access internally throughout the premises excluding gents toilets door opening to unit 43-45 is also level to edge street elevation.