DESIGN & ACCESS STATEMENT

AS PART OF THE PLANNING APPLICATION SUBMITTED TO
MANCHESTER CITY COUNCIL

FULL PLANNING APPLICATION FOR THE CHANGE OF USE FROM PUBLIC HOUSE (A4) TO COMMUNITY CENTRE (D1)

PRODUCED BY

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INTRODUCTION

This document is submitted on behalf of NASFAT and accompanies a full planning application for the part change of use of 250 Chapman Street, Manchester from A4 to D1 use. The proposals are shown on Drawing 0381 - 002.

THE PLANNING APPLICATION

The main component of the proposal is to:

- To change the use of the ground floor of the property to form a Community centre with prayer facility (D1) and to maintain the existing use on first floor as residential.

EXISTING USE

The last established use of the property was a public house. The house was open 7 days a week, and opened till late serving the interests of the locality. For a number of years the property has been vacant with some sporadic use.

PROPERTY LOCATION & DESCRIPTION

The property is located on Chapman Street adjacent to the railway track bridge, which is located in the Gorton area of Manchester. The property is located at the roundabout that connects Railway Street, Cornwall Street and Chapman Street.



Aerial Photo 1

The very immediate surrounding area is mostly a residential area, and has mostly traditional brick built terraced properties. There are a number of shops nearby with the wider area hosting a number of businesses, industrial units, and other community facilities.

The existing property is a traditional public house building constructed from stone that has been painted white. The roof is a traditionally constructed hipped roof with a slate roof covering. Accompanying the building is an attached space at the side used for car parking.



Photo 1 – Front View of the Property

THE PROPOSALS

The NASFAT charity organisation is proposing to use the ground floor of the building as a community centre. The ground floor space would allow members of the community to use the space for community purposes.

USAGE

It is intended that the ground floor of the property will be used for community uses, i.e. classes, small seminars and individual and collective prayer meetings. Generally, the centre will be used minimally during the weekdays with some evening use. The centre will be mainly used on Friday afternoons for a special prayer meeting and during the weekends for purposes already stated.

The centre will be available for use 7 days a week between the hours of 9am 10pm.

LAYOUT

There is to be no significant changes to the existing layout. The ground floor layout will comprise community activity rooms, washroom and kitchen facilities. The first floor will remain as its existing use, as residential.

SCALE

There is no development to increase the floor space of the property.

APPEARANCE

There are no proposed changes to the appearance of the property.

LANDSCAPING

There is no scheme for landscaping in this proposal.

PARKING PROVISION

Parking is available at the side car park, which would be adequate for the intended use.

ACCESS

The approach to the entrance is made from the public footpath. There is a step up into the property, so in order to provide wheelchair access a mobile or temporary ramp will be needed when necessary. The main entrance door will have a clear opening width of 1000mm.

The main side entrance will shared with the first floor accommodation.

COMMUNITY INVOLVEMENT

The NASFAT charity organisation has consulted some sections of the community on the need of the facility. The outcome was that a need for the centre was established in the area.

CONCLUSION

In conclusion we feel that the proposals compliments the surrounding area in visual terms and would satisfy current planning policy and guidance.

We hope that Manchester City Council will look on this application favourably.

Ebrahim Karolia BSc *(Hons)*
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