PLANNING DESIGN AND ACCESS STATEMENT

GROUND FLOOR 11 STEVENSON SQUARE NORTHERN QUARTER MANCHESTER M1 1DB

PROPOSED USE AS A TEA ROOMS AND USE OF PAVEMENT FOR OUTSIDE SEATING

Change of Use of the Ground Floor 11 Stevenson Square Northern Quarter Manchester M1 1DB from a retail use to a tea rooms (within A3 of the Use Classes Order). Alterations are proposed to the ground floor windows along with removal of the existing signage. The proposal also includes the placing of tables and chairs on the footpath outside the property.

Concept

The proposal is for a tea room which will be open during the day 07:00 to 20:00, seven days a week. The tea room will operate as a posh tea shop with customers purchasing teas (and coffee) to drink within the premises and to take away. Along with cups of teas customers will be able to buy cakes and sandwiches to consume within the premises. A patisserie display area for chocolates and cakes will be positioned inside the ground floor. Customers will be able to buy 'high tea' and 'cream teas'.

Application

The submitted application includes:

- Application form and the following information in an electronic format;
- Photos of the site and surrounding area;
- An electronic location plan at 1:1250 scale plan showing location of premises;
- Existing plan, section and elevation
- Proposed plan section and elevation

The property is not shown as being listed on the either the Council register of listed buildings or English Heritages schedule of listed buildings.

Existing – Use: The ground floor is currently a shop 'FIT TO DANCE'.

Existing building: The attached photographs show the front elevation and surrounding area.

Proposed – change of use to a tea rooms (within A3 of the Use Classes Order). Alterations are proposed to the ground floor windows along with removal of the existing signage. The proposal also includes the placing of tables and chairs on the footpath outside the property. The proposal will involve the painting of the front elevation and removal of the large existing facia signage.

There are no obstacles in the highway to prevent either the canopy or tables and chairs below the canopy being positioned, the proposal maintains at least 1.8 metres from obstacles to the nearest tables/chairs. Many other cafes in the Northern Quarter have a similar arrangement with tables and chairs outside. Photos of examples of other tables and chairs in similar circumstances in the area 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 any neighbouring commercial uses.

There are no residential properties above or adjacent to the existing unit. Some apartments are found within 16 Hilton Street however those properties are fronting Hilton Street and the hours and concept of the proposed use would not harm the residential amenity of those residential units. During Pre-application discussion the Planning Officer confirmed a noise survey would not be required.

Detailed Design

Outside Area

An umbrella or umbrellas will be positioned adjacent to the tables and chairs to allow cover. The planning officer advised a canopy fixed to the parent building would not be acceptable at this location so we do not propose a canopy, opting instead for umbrellas which can be closed and removed. All tables and chairs and umbrellas will be removed by 19:30 daily and stored inside the team rooms.

Windows and Doors

Replacement windows would be inserted to the ground floor openings; French windows are proposed which would open inwards. Frames would be timber.

Signage

The existing fit to dance signage would be removed. This will bring a significant positive benefit to the building and to the wider area. Simple signage will be installed – this will be subject of a separate advertisement application.

Level / Disabled Access

Floor level of the ground floor is 4 steps up from the pavement outside. The construction of the building means that an internal ramp can not be accommodated as the required change would infringe on a use of the unit below. The section of the building shows this situation. In terms of an external ramp the applicant is only taking a lease of the building and does not have permission to provide a permanent ramp into the building. A ramp would detract from the architectural detail of the existing building. As a result of the site layout level access is not proposed.

Jobs

The proposal will introduce 8 new full time equivalent jobs.

Extraction / Air con

A small expel air unit will be used for the kitchen area. Air conditioning is not being proposed.

Refuse

Fit to dance have a large euroliner bin in the Lane behind ‘Stevenson Place’. The tea rooms would utilise the existing refuse store. Rfeuse will eb collected daily.

Management Policy

There would be no amplified music outside the premises. Outside tables will be waiter served and cups and saucers will be cleared away on a regular basis, staff will check at least every 5 minutes to see if crockery needs clearing away and if customers need serving. The tables and chairs will be removed at the end of each day before the premises close.

Planning Policy

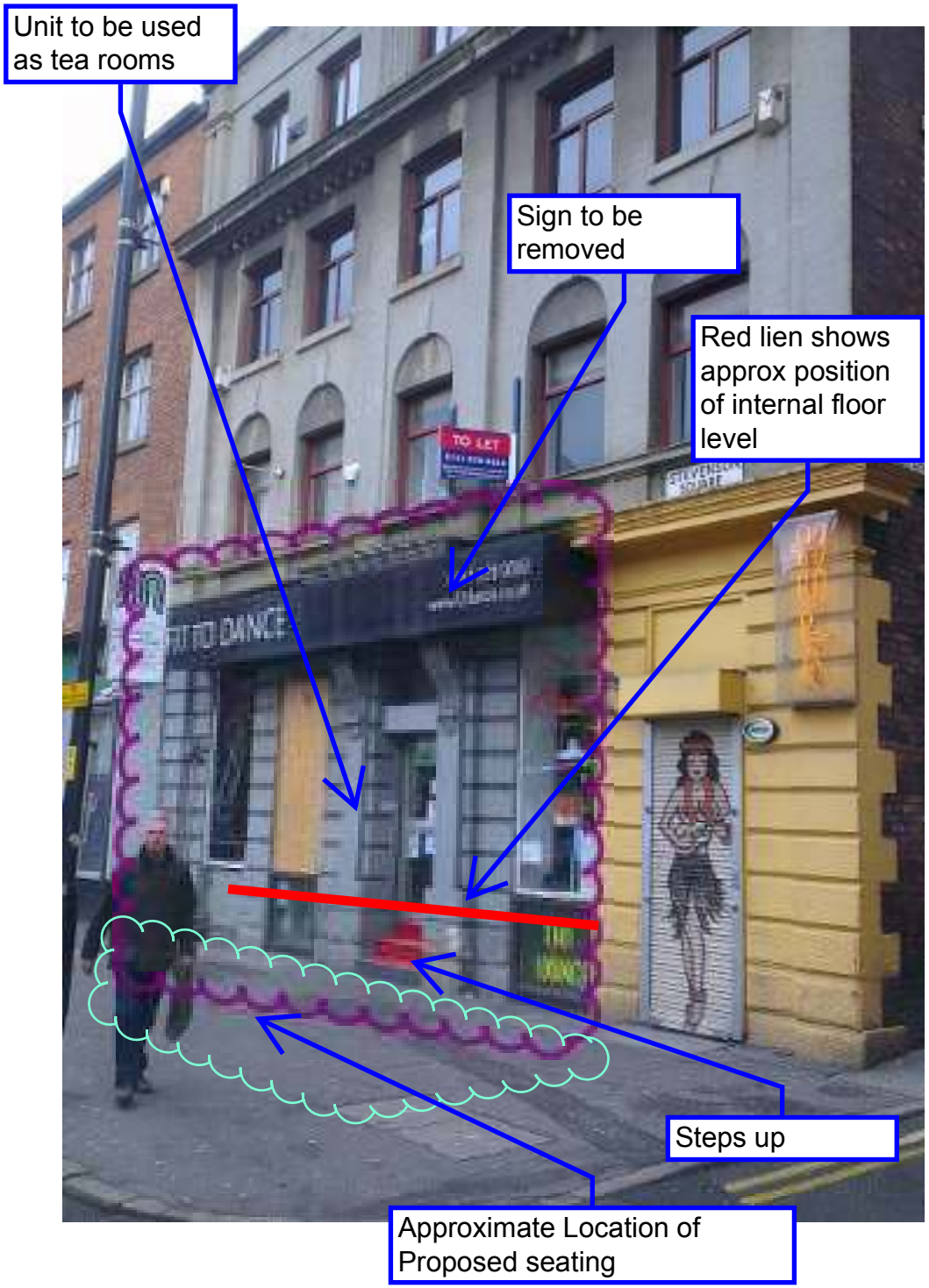
Policies within the Adopted Manchester UDP and Guide to Development in Manchester that are most relevant to the proposal are; DC26 and DC10. There are no policies restricting the change of use from retail unit to tea bar. Indeed the intended use is supported by policies DC26 and DC10. The applicant's proposal will have a positive impact upon the operation of the function of this part of the City Centre. It will also provide an active use during the day. Policy DC10 applies a location based criteria to new food and drink uses. The policy explains the city centre is acceptable as long as certain criteria are met. We suggest the proposal meets these criteria as:

- There would be no detrimentally impact upon highway safety and capacity – the proposal maintains at least 1.8 metres from the nearest hazard;
- The proposal would not cause a detrimental impact on residential amenity by reason of noise, litter and nuisance;
- The proposal is to be open during the day time only;
- Refuse and recycling will be collected on Monday to Saturday mornings.

Conclusion

The proposal makes efficient use of the site and the proposal abides with amenity policy implications. Access to the site is available from a range of modes of transport. The proposal will make a significant improvement to the appearance of the building. The proposal is compliant with the salient planning policies DC18.1, DC26, DC10 and we respectfully request the application be approved.

Enclosures: Photos of the site and surrounding area


Unit to be used as tea rooms
Sign to be removed
Red lien shows approx position of internal floor level
Steps up
Approximate Location of Proposed seating
TO LET
FIT TO DANCE


TO LET
FIT TO DANCE


Zurich
FIT TO DANCE


Zurich
FIT TO DANCE


Habib House
Habib Bank A G Zurich






GIVE
WAY




GIVE
WAY


Habib Bank A G Zurich




Habib House
Habib Bank A G






EASTERN
BLOC



