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RECD 28 MAR 2008

Home Sweet Home
Architectural Design Service
428 Cheetham Hill Road, Cheetham, Manchester, M8 9LE

DESIGN STATEMENT

Project :Restaurant / Takeaway
Location: 432 Cheetham Hill Road Cheetham Manchester M8 9LE.

Use

The site lies on Cheetham Hill Road A665. It is very close to the junction at Cheetham Hill Road and Waterloo Road (B6180) which link to A6010 Queens Road and Elizabeth Street as well as North & South of Manchester and beyond. The location of property is at busy classified Road linking to Manchester Airport and close to City Centre of Manchester. This new business will provide a job opportunity for approximately 3 – 4 people in an area where investments of this nature are a life blood of the community.

Amount

It is proposed to change the use of the ground floor of the terraced building at 432 Cheetham Hill Road to a Restaurant / Takeaway. The proprietor of the building propose to carry out renovation works and provide a quality Restaurant and Takeaway. There are no plans to extend the building. The building will be renovated with modern furniture and fixtures to accommodate a new business.

Layout

The existing public entrance to the building faces Cheetham Hill Road which will remains unchanged. It has capacity of seating approximately 16 people and a provision for a takeaway. The Restaurant / Takeaway will compliment other business within this area.

Scale

There are no changes proposed on this application for further development / extension to the building of massing or height, apart from changing the use of the building.

Landscaping.

It is proposed to provide soft landscaping surrounding the building; this will be done by providing potted plants outside the premises. The landscaping will soften the appearance surround the building.

Appearance

There will be no change in the basic structure apart from changing the use of the building to a Restaurant and Takeaway.

Access

The restaurant has a level access into the building this will accommodate people with mobility difficulty. The building is accessible by foot, car and public transport. There are number of public car parking bays on Cheetham Hill Road A665 to accommodate this small business. Customer entrance will be from Cheetham Hill Road which is an arterial network and is served well by both public transport, private hire service and a quality highway network, making it easily accessible for all.

ACCESS STATEMENT

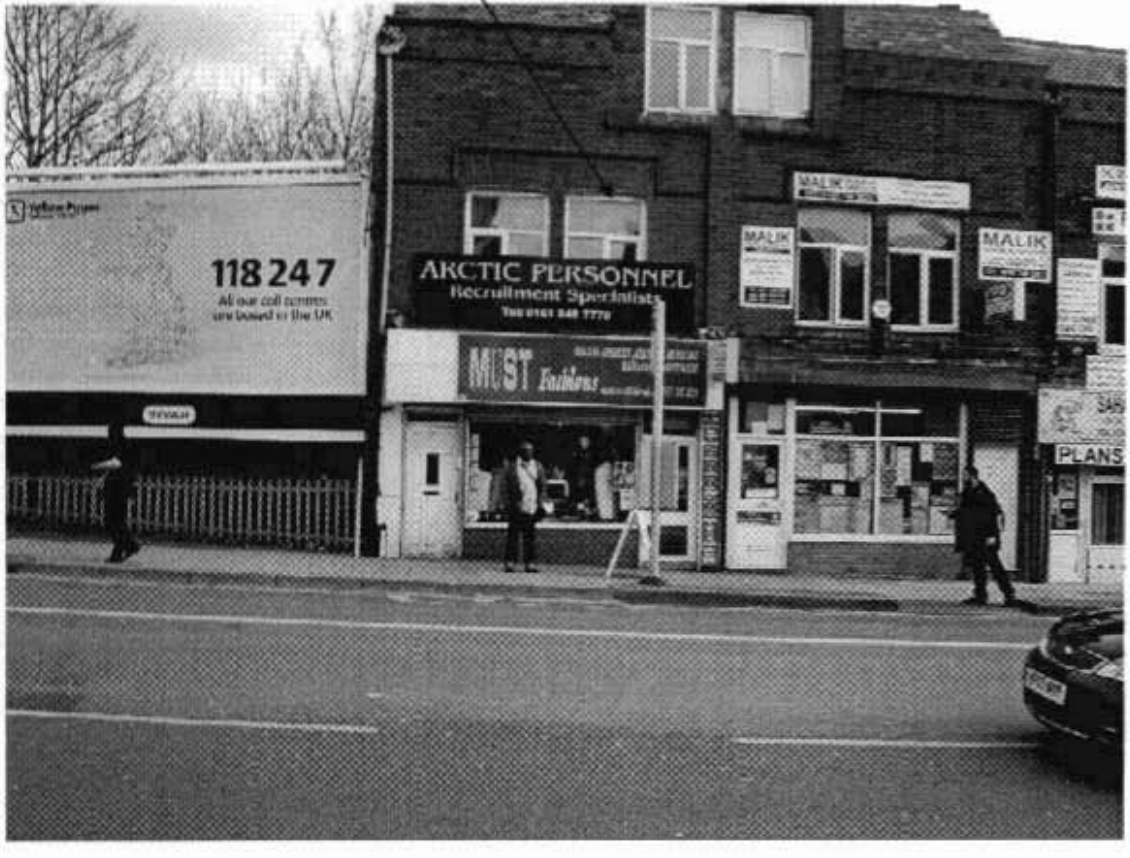
Location 432 Cheetham Hill Road Cheetham Manchester M8 9LE

The site lays in close proximity of network of Motorway, Manchester City Centre, and a good bus route, including public transport system as well as private hire cars. Buses run regularly on Cheetham Hill Road. The premises is 0.5km from Metro system, 2.20 km from Manchester Victoria Station and 16 km from Manchester Airport.

The Restaurant / Takeaway are on ground level development making it accessible to all. The level access to the front of the property will comply with Part M of Building Regulations.

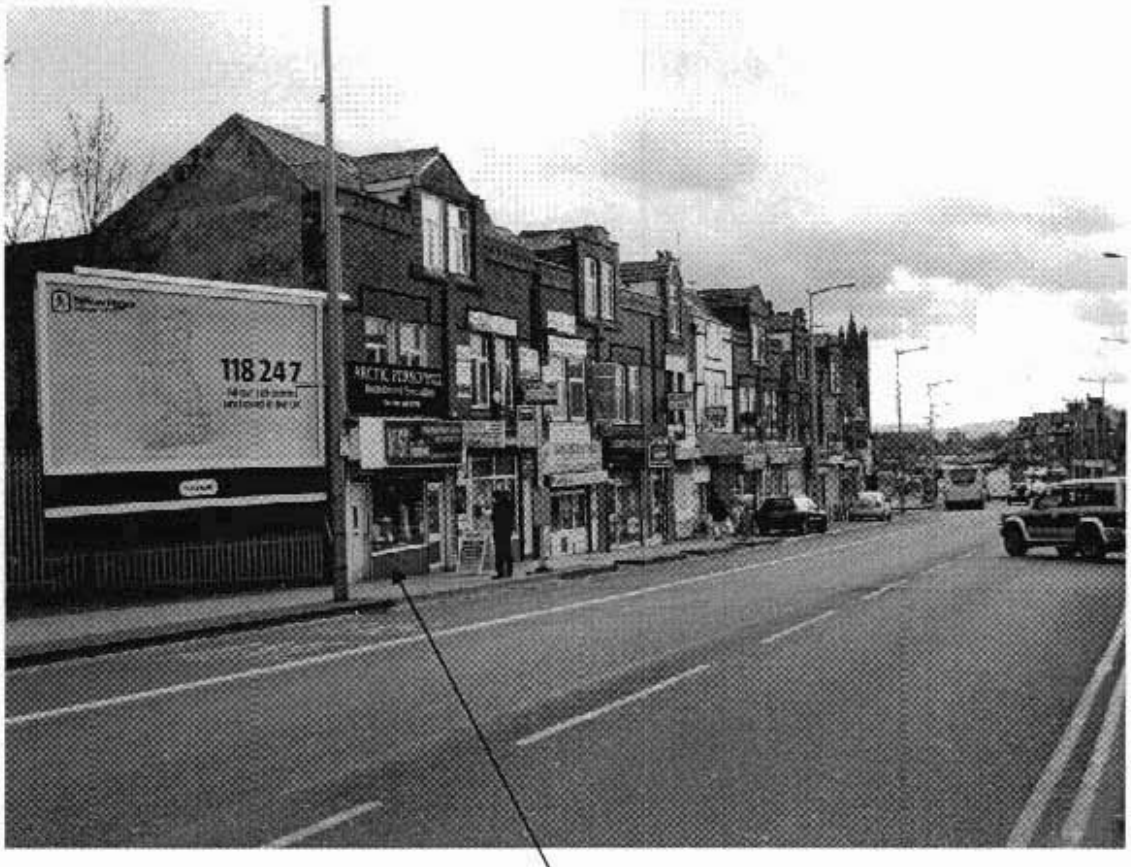
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Existing View showing 432 Cheetham Hill Road (A665)



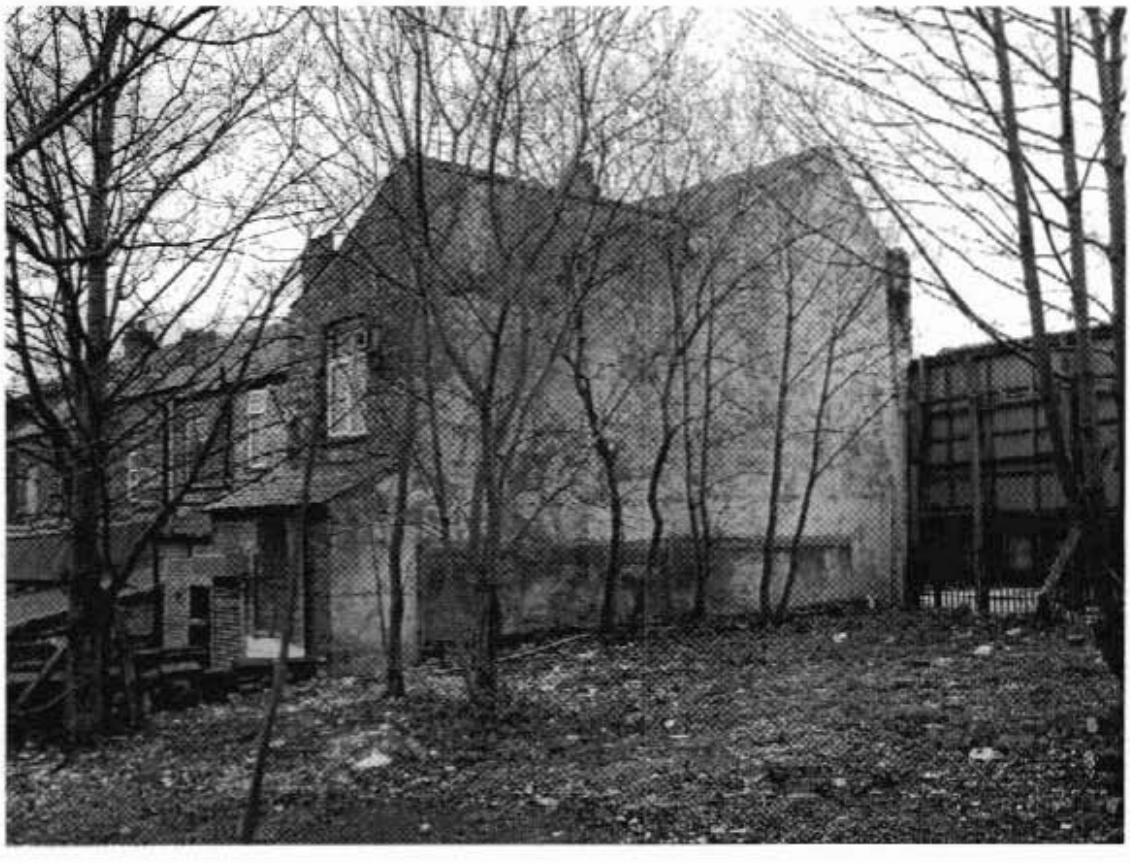
Existing View showing 432 Cheetham Hill Road (A665)





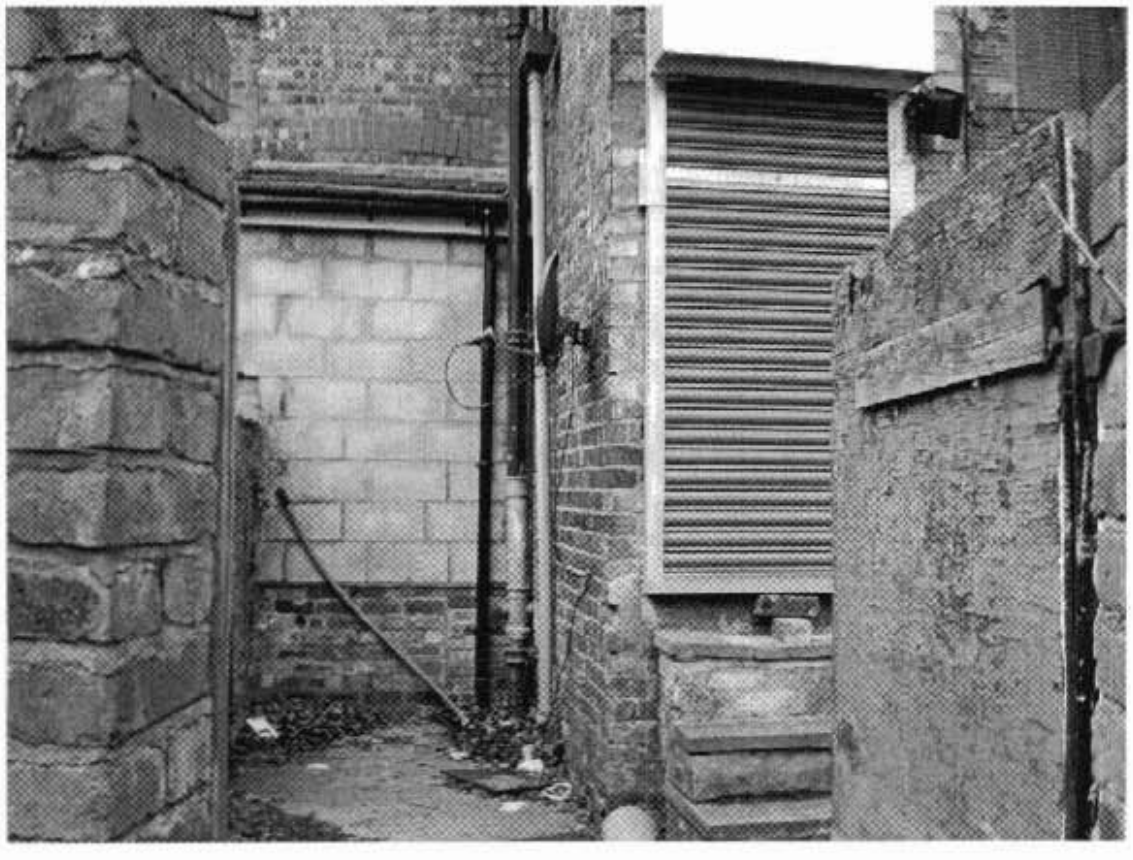
View Looking at Cheetham Hill Road towards Manchester City Centre A665.

View Looking at gable end of 432 Cheetham Hill Road .



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View Looking at rear of 432 Cheetham Hill Road .



View looking at the rear passage of the building

