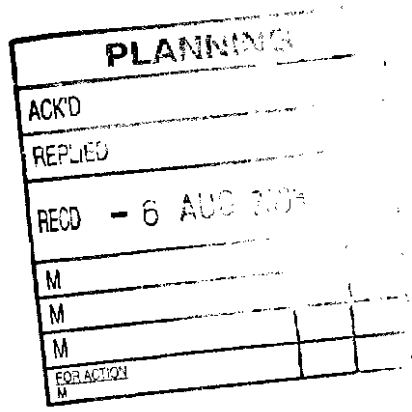


Design Statement

Unit 5 Bishops Corner, 321 Stretford Road, Manchester

To support planning application number 084164

This design report has been prepared by Q's Consulting for Abdul G. Mohammed in support of a planning application for change of use from A1/A2 to A5 at Unit 5, Bishops Corner, 321 Stretford Road, Manchester M15 4UW.

The main purpose of the report is to outline the measures that have been employed in order to ensure that the site is welcoming, inclusive, neighbourly, interesting and attractive. The report will form a link between the outline permission and the consideration of reserved matters.

Particular attention has been paid to Manchester's Unitary Development Policy (UDP). UDP Part 1 policies H2.7, I3.1 and S2.5 stipulate that new development should have a high standard of design making a positive contribution to the City's environment. UDP Part 1 Policy E3.3 encourages new de development along the City's major radial and orbital routes to be of the highest quality.

The application site is located on land bounded by Stretford Road, Old Birley Street and Tomlinson Street.

The proposed site comprises approximately 66 sq metres of floor space at ground level.

Hulme is, traditionally, a vibrant multi-cultural environment with a strong sense of neighbourhood community and identity. The nature and design of the proposition will reflect the background diversity and uniqueness of the area thereby continuing the theme of 'Sense of Place' in neighbourhoods advocated by the Council.

The proposed business development will continue the regeneration and business expansion within that particular locality and help expand it into a local centre of business.

The design of the shop front and signage will relate to harmonise with the character of the area, enhance the street scene whilst not detracting from the visual continuity of the frontage. Bishops Corner is an important landmark within Hulme and therefore, in line with the Council's recommendations, the proposition will make use of high quality, attractive window and entrance design.

Important issues such as refuse and recycling have also been taken into account. A separate area, sizeable enough to accommodate the different containers to allow for segregated refuse, to the rear of the building of the building, easily accessible by waste disposal vehicles, will ensure that there is no detrimental visual impact or loss of amenity to residents.

Furthermore, the proposed Unit, will feature clear window frontage on to the streets which takes into account crime prevention measures. This will promote 'informal surveillance' and increase security for street users. Traditional roller shutters will NOT be employed as these have a negative visual impact. Internal lattice grilles will, most likely, be the preferred method of frontage security. Entry and exit from the unit and the immediate vicinity will be monitored by CCTV – this will increase security for residents and non-residents alike.
There is a commitment not to use visually negative methods of security.