01 INTRODUCTION

This statement is prepared by DV8 Designs on behalf of Mr Feroz Patel in support of Full Planning application and Listed Building Consent that relates to the internal alterations of the (former) Cheetham Town Hall, Cheetham Hill Road, Manchester.

This application seeks Full planning approval for the addition of a cold store extension to the rear of the property and Listed Building Consent for internal alterations to the property to allow for disabled access to the events hall and to create more facilities within the building.

02 CONTEXT

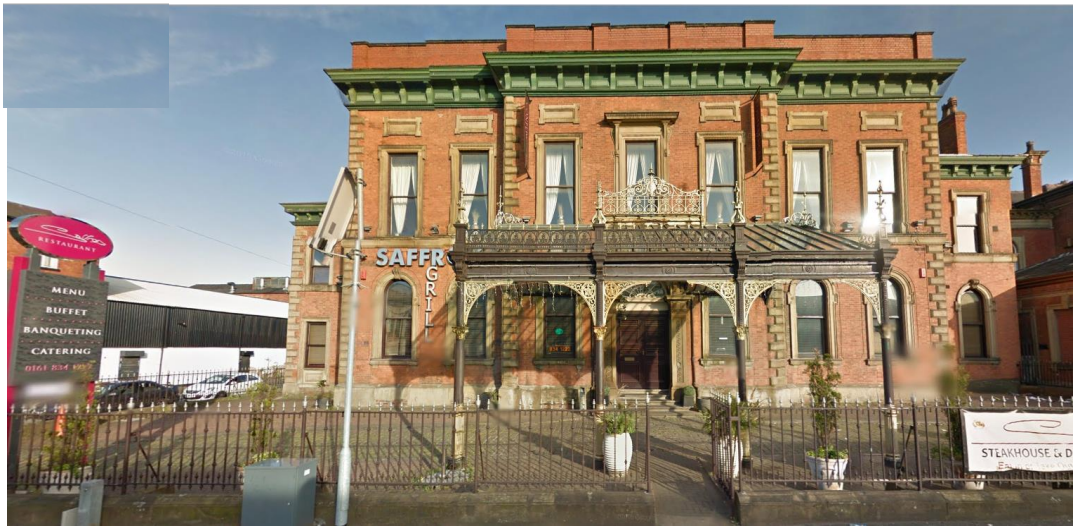
Cheetham Town Hall, currently vacant and previously run as a restaurant called Saffron, is located at 107 Cheetham Hill Road, Manchester M8 8PY.



The main access to the building is just set back from the main road with a large in and out cobble drive with a decorate canopy. There is central stepped access only here, with a car park and ramp accessibility to the rear of the property from Knowsley Road. The site is located in a popular industrial area with residential properties increasing in the area.

The proposal is for the property to remain as an Indian restaurant on the ground floor with function and event space on the first floor. The main changes suggested are not only for increased functionality of the restaurant and events, but also for the purpose of public safety and comfort.

Our client is applying to make a small alteration to the external, with the removal of a single window to the rear of the building, and some brickwork to create a doorway to lead to a new cold store room. The proposal is to the also make small adjustments to the interior of the property compromising of ground floor alternations of the removal of doors from the stairwell area, creating toilet facilities, adding a disabled access only lift and a readjustment for means of escape and with the addition of a bar area on the first floor and a bridal and store room partitioning. (Details below)



03 HERITAGE AND LISTING

This site is a Grade II listed building (REF: SJ8499 CHEETHAM HILL ROAD, Cheetham 698-1/15/558(Westside)03/10/74 No.107) with frontage to Cheetham Hill Road and side elevations to Knowsley Road and neighbouring property 109 Cheetham Hill Road.

The listing description is as follows;

"*Former town hall. 1853-5, by T.Bird; altered. Red brick in Flemish bond, with sandstone dressings and slate roofs. Approximately rectangular plan with side wings. Italianate style. Two storeys, 2:3:2 bays, symmetrical, the centre breaking forwards, plus 1- and 2-bay side wings, with stone plinth, rusticated quoins, 1st-floor sill-band, prominent cornice on moulded wooden brackets, brick parapet and hipped roofs with side-wall chimneys. The ground floor has a central round-headed doorway with ornamented stone surround and panelled double doors, round-headed windows with stone architraves, and attached to the centre (slightly offset to the left) an added 3-bay iron porte-cochere with slender columns, open-work spandrels, moulded cornice with finials and open-work cresting, and mono-pitched glazed roof with elaborate wrought-iron ornamental balcony at the back. The 1st floor has tall sashed windows with shouldered architraves, that in the centre with a cornice on consoles and the others with blank stone panels above. The side wings, set back and lower, are in similar style. Interior not inspected. Forms group with Town Hall Annexe to right (q.v.).* "

The proposal is simply to create a more functional restaurant and event space with separate facilities available for ground floor restaurant and first floor functions as well as the inclusion of disabled access.

Ground Floor

The removal of the doors in the stairwell area to be replaced with glass is to create a more functional space for seating arrangements, whilst making it easier to control the flow of customers. The existing arch and window will remain with just the door below to be replaced to match the existing single glazed panel.

There are currently no toilets on the ground floor apart from the disabled toilet. We are proposing to add facilities to the ground floor for the restaurant area to help customers to not have to go to the mezzanine level. This will also aid staff in controlling where customers are within the building as well as a level of ease for patrons.

One of the main structural works on the building is the proposal of the additional Disabled platform lift. This would require an opening through part of the structural wall from the stairwell and through the floor up to the first floor. There is currently no disabled access to the first floor; our client wants to improve the facilities to ensure that the first floor events space is usable for all customers. As can be seen on the plans, the location of the lift is the easiest location for disabled access as it leads straight from the rear building ramp and into the connecting corridor. As well as this, it is to be noted that on the first floor, we have proposed that the lift open into the existing space to ensure we keep as much of the existing structure as possible intact.

Lastly, the client is using the existing kitchen space to cater for both the ground and first floor events. The existing kitchen space has been estimated to not suitably cater for the number of covers, so the proposal shows not only the live kitchen within the main restaurant area to help expand this space but also to place the cold store to the rear of the building with the removal of a window and replaced for a doorway to connect the spaces. Without the removal of more structural walls and interrupting the heritage of the existing building, there isn't a convenient position to place the cold store that is also appropriately located to the kitchen. The proposal of the cold store would be to clad it in a red brown waterproof cladding that would tonally match the existing build, to help it blend in with the existing building. The current tenants were using large container units to store overflow food and catering equipment, and the client wants to remove these and keep all works internally. In doing this extension it will help to improve the look to the rear elevation of the property due to the rest of removing the containers, which will open up a large area on the site.

First Floor
As well as the disabled lift mentioned above. We are proposing to add stud walls in this area to create a new disabled toilet; to make facilities more accessible for the first floor users, as well as a bridal room; as the event space is often used for wedding functions.

Basement
There is mainly decoration works occurring, with additional stud walls and doors to divide the space up to allow for anti-spaces to existing toilet areas, creating separate gender prayer rooms and meeting rooms etc.

On all floors all cornices, skirtings and windows are to be kept untouched to ensure that we keep the character of the building intact internally

The volume of footprint of the building will be increased, from 617m2 to 634.8m2 with the inclusion of the new cold store room.
There is only proposed partitions created where necessary for the proposed use as mentioned previously. The proposed treatment of the space on both floors is to make as little interruption as possible, with minimal alterations to the fabric of the building.

All proposed alterations have been considered carefully in terms of impact on the original features. There will be no alterations or removal or covering of any windows or doorways to ensure that decorative stonework and noted features are all retained, revealed and celebrated, thus the architectural and historical interest of the building will be preserved.

03 USE & AMOUNT

The proposal will involve, (as detailed above and can be seen in plans); the removal of the existing second kitchen from the left hand side of the ground floor (with your back at the main entrance), and blocking up that area to create a space for toilets and a disabled lift – this access will be made through the wall from the staircase area. The staircase area will also have the four side doors removed and windows created to allow just central double door access into the stairs area.
Both the ground and first floors are proposed to receive a new servery for the intended functions/restaurant use.
The first floor will have the existing raised stage area extended slightly and the area to the left of the staircase will hold the proposed new disabled access lift with new stud walls to create a bridal room and store room.

All other alterations are general decoration.

04 APPEARANCE

All works bar the cold store extension are internal and are intended to improve the property and the business to the area. The cold store is intended as a minimal head height extension (smaller than boundary walls) with low noise refrigeration and so therefore will have no impact on any neighboring properties.

The signage will be changing due to new branding but is intended to be in similar locations to existing. (This will be a separate application).

05 ACCESS

The existing Main Entrance will remain with step entrance only, to keep the buildings historic charm and listing intact. The rear entrance to the building will be used as disabled access as well as an encouraged entrance for customers using the first floor function area.
The proposal means there will no longer be access off the staircase into the rooms either side of the stairwell to the ground floor, it will be through the double doors to the front of the building only.

We trust this statement clearly states the intention of the application and satisfies your requirements. However, please do not hesitate to contact us should you have any queries in connection with the application.