DESIGN AND ACCESS STATEMENT



CHANGE OF USE TO RESTAURANT (USE CLASS A3)
PLANNING APPLICATION
CHORLTON STREET COACH STATION, SACKVILLE STREET/ BLOOM STREET
MANCHESTER

Prepared by Bhatt Architects Ltd on behalf of Belboy Ltd
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CONTENTS

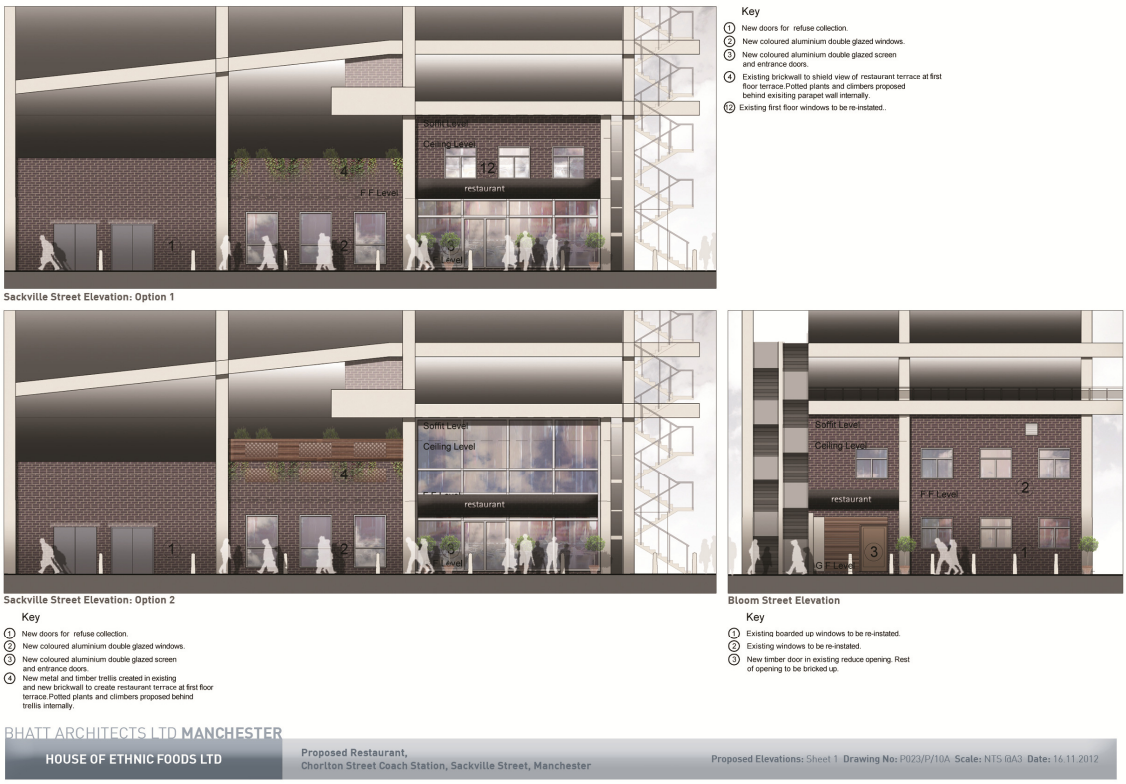
Page(s)

1.0 Design Statement..... 03

2.0 Access Statement..... 05

3.0 Conclusion.....06

4.0 Contact List..... 06



1.0 Design Statement

1.1 This Design and Access Statement has been prepared by Bhatt Architects Ltd to assist Manchester Council in its determination of application for Change of Use to Restaurant (Use Class A3).

1.2 Pre-application consultation was carried out with planning officer Angela Leckie. The original proposal was for a restaurant and wine bar with Shisha terrace at first floor with some outdoor seating at ground level. Whilst this was broadly acceptable in principle by the planners the police authority did not support the proposal. Following which the planning officer could not support the application any more.

1.3 The clients were willing to compromise and remove ground floor outdoor seating and Shisha terrace from the proposal, but the key objection was the wine bar proposal due to the crime situation in the area.

1.4 The client had no other option but to reduce the proposal to a restaurant only. Therefore the application is now for change of use to a restaurant only on two floors. It is proposed to provide outdoor restaurant seating at the terrace which will be shielded from the street view.

1.5 The proposal will have licensed restaurant at both floors. There will be a strict management policy where the drinks will only be served to the customers who will be dining as well. The restaurant is proposed to be a fine dining establishment and it is anticipated only customers wishing to enjoy fine dining will be visiting the restaurant.

1.6 An application for a license has been approved.

1.7 The existing building is a multi-storey concrete framed construction designed in 60's style of architecture with little architectural merit. Its primary use is as a coach station for National Express which was refurbished partially during the 2002 commonwealth games. There is a multilevel car park above the coach station. On Sackville Street there is a single story public house as well. A large car park at ground floor is run by NCP. It appears from the recent visits the car park is not well used.

1.8 The existing two storey part of the building proposed to be converted to a restaurant is currently vacant and has been so for a number of years. The previous known use was as transport office on two floors. It has been boarded up for a number of years.

1.9 This corner of Sackville Street and Bloom Street is in a poor state and attracts antisocial activities. There is a permanent stench of urine in this corner.

1.10 It is anticipated the reuse of the property will lead to a better appearance of this corner of the building and remove unsocial activities, thereby making an overall improvement to the neighbourhood. The client hopes this will be welcomed by the council.

1.11 The restaurant will have the main entrance on Sackville Street with substantial part of the brick and boarded up windows replaced with large areas of glazing. The rest of the boarded up windows will be replaced with glazing to its original structural opening and some of the structural openings will be increased in height to increase the visibility from the street level thereby creating street level activity. A level access into the restaurant will be provided at the Sackville Street entrance.

1.12 Similarly the existing boarded up entrance and windows will be opened up with glazed windows and attractive secondary entrance,

1.13 The ground floor will have a restaurant. There will also be a small kitchenette/ store, office and disabled toilet. The access to first floor will be by existing stairs.

1.14 The first floor will have additional restaurant seating. It is proposed to provide outdoor seating in the existing terrace which will be well shielded from the street view. A new metal fire escape will be provided.

1.15 Additionally, there is a kitchen and female toilet at first floor. A dumbwaiter is to be provided for the link between the kitchens.

1.16 It is important to establish that the main cooking will be prepared in the clients existing food preparation unit in Ancoats. This will be brought on a daily basis to the restaurant and final touches and garnishing will be carried out in the restaurant kitchen. This can clearly be seen from the small kitchen size and cooking facilities proposed.

1.17 Antisocial behaviour from customers will not be acceptable and the management will ensure this matter, if it ever occurs, will be dealt with firmly and swiftly. The management will work with the police as and when necessary to prevent such issues.

1.18 Whilst for the previous proposal a Crime Impact Assessment was required for the planning application by the planning officer, we do not believe this is the case for the current change of use to restaurant. We believe neither is a Statement of Community Involvement necessary for the change of use to restaurant.

1.19 Waste storage bins including recycling bins are as shown on the proposed ground floor plan. A double door is proposed near the fire escape stairs and rubbish storage bins for fire escape and waste collection purposes. This arrangement is similar to the adjoining existing public house.

1.20 As mentioned in item 1.16, the main cooking will be done off site and the proposed kitchens in the restaurant will put finishing touches and warm the food before serving it to the customers. The extract fans/ risers will be provided to the rear at first floor level as shown on the proposed elevation. The make and model are not specified in detail at present but some technical details are submitted with the planning application.

1.21 This will be shielded from the street views and will not be in anyway detrimental to the amenity of the neighbourhood. It is requested further details of the extract system be conditioned should the council be minded to approve the application.

1.22 Split air conditioning units are proposed with condenser units located at the rear as shown on the proposed elevations. These units will be located at first floor level and will not be visible from the street level. The make and model of the units are not specified at present but some technical details are submitted with the planning application. However, it is requested a suitable condition be imposed to submit further details of the system should the council be minded to approve the application.

1.23 As far as servicing is concerned, small vans will be delivering all the requirements of the restaurant on daily basis and will take place on Sackville Street outside the new pair of external doors as shown on the proposed ground floor plan. Refuse collection will be regularly arranged and the frequency is to be agreed with the refuse collector.

1.24 Bulk storage of all items required to operate a restaurant will be off site.

1.25 The opening hours are proposed to be Monday to Thursday – 11.00am to 11.00pm and Friday to Sunday (and Bank Holidays) – 11.00am to 12.00 midnight.

2.0 Access Statement

2.1 Level access is proposed at the main entrance off Sackville Street via a ramp. Internally ground floor is level.

2.2 Existing stairs will be used to access first floor restaurant. Whilst a platform lift was proposed and approved by the council, we have since reconsidered this. Even though there are structural complications in creating a lift shaft through existing first floor slab, the main reason is that

everything provided at ground floor is also provided at first floor. There is no reason for disabled staff or customers to go to first floor. The disabled toilet is at ground floor. Kitchen is provided at both floors. Male/ female toilets are at first floor.

2.3 A dumbwaiter is proposed for servicing between ground floor kitchenette/ store and first floor kitchen.

2.4 Disabled toilet is provided at ground floor.

2.5 Fire escape stairs is proposed externally for escape from first floor restaurant.

3.0 Conclusion

3.1 Following the pre-application consultation, we have prepared the proposal and the supporting planning application documentation.

3.2 We believe the change of use to restaurant would be acceptable in the existing premises and the facilities it offers.

3.3 We believe the proposal will be acceptable and supported by the council and planning permission granted following the due planning process.

4.0 Contact List

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