Design and Access Statement

MARCH 2014

New Shopfront works

Fazenda Restaurant, The Avenue, Spinningfields

Section 1.0

Introduction

1.1 This planning statement, inclusive of design and access statement is submitted to accompany an application by City District Ltd. for the following:

- The creation of a new shop-frontage to the proposed Fazenda restaurant

At the following unit addresses:

Unit 6 & Unit 7, The Avenue, Spinningfields, Manchester M3 3AP.

1.2 This document is set out as follows:

1.0 Introduction

2.0 Site Description and Context

3.0 Development Proposals

4.0 Relevant Planning policy

5.0 Planning considerations

6.0 Design and Access Statement

7.0 Summary

Section 2.0

Site Description and Context

2.1 The site is located in the Ground floor and first floors of the six storey, Manchester Magistrates Court Building, fronting on the pedestrianised route, known as the Avenue, within the Spinningfields development of Manchester.

2.2 The units are currently trading as two independent retail units, known as Ted Baker Pashion (Unit 07), and Kurt Geiger (Unit 06). The change of use for these units is being submitted under a separate application.

2.3 Currently the existing units have their own respective shop-frontage, which sits within the framing of the Magistrates Court Building.



Figure 1 Ted Baker Pashion, Current Shop front to Unit 07



Figure 2: Kurt Geiger, Current Shop front to unit 06

2.4 The existing shop-frontages are primarily glazed, in keeping with the retail nature of Spinningfields as current. Kurt Geiger's shop front employs mirrored panels and glazing, complete with illuminated signage, whilst Ted Baker has a more industrial style shop frontage in black metal / aluminium and stone /granite.

2.5 The Spinningfields development is currently a mixed use development of retail and leisure, in amongst the city's Crown Court and Magistrates Court Building. There are also many offices above ground level which offer financial and professional services. The above ground premises are of modern standard, and are believed to be air conditioned throughout with predominantly fixed windows.

Over the past few years there has been an increase in leisure development in this area, with the new dining additions of Grand Pacific (The Avenue), Manchester House (Bridge Street) and the Artisan restaurant at the Avenue North. It is also understood that some of the more established restaurants within the Spinningfields development are looking to expand their premises on the back of their recent success.

2.6 The development was largely completed by 2008, and comprises of around 20 buildings in total. The magistrates court is directly adjacent to the Crown Court building, and comprises of several elevational treatments. To the Avenue, the building is fronted with marble / metal panels, with each shop front having its own branded identity. To the main entrance of the court, the building adopts more of a sandstone appearance, whilst onto Crown Square, the building has a more glazed approach.

3.0 Development Proposals

3.1 It is proposed to merge units 6 and 7 to form a single restaurant unit, which will comprise of a single shop front approach, divided by the existing building column.

3.2 The new shop-frontage will be a metal framed glazed frontage, made up in a grid style to form an industrial screen effect. This will be finished in black.

3.3 There are no proposals to alter the materials of the existing Magistrates Court building, with the shopfront works being confined to the openings between the columns.

3.4 It is proposed that the existing vents at high level are to remain, in accordance with neighbouring properties. Whilst subject to a detailed mechanical design, it may be possible to utilise these as a part of the ventilation / extraction strategy.

4.0 Relevant Planning Policy

National Planning Policy Framework

4.1 The Government published the National Planning Policy Framework (NPPF) in November 2011. It states that the NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. It further states that the purpose of the planning system is to contribute to the achievement of sustainable development and for decision-takers there is a presumption in favour of such development where proposals accord with the development plan.

4.2 Paragraph 23 of NPPF requires planning policies to be positive and promote competitive town centre environments that provide customer choice and a diverse retail offer and for local planning authorities to recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.

Manchester Core Strategy 2012-2027

4.3 Policy EN1 of the Manchester Core Strategy Highlights the key areas across the city and planning guidelines for these areas. Of note in the city centre, the following is stressed:

- While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.
- Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

4.4 Policy SP1 sets out key spatial principles, of which development should :

- Make a positive contribution to neighbourhoods of choice including:-
- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents
- considering the needs of all members of the community regardless of age, gender,
- disability, sexuality, religion, culture, ethnicity or income.
- protect and enhance the built and natural environment.

5.0 Planning Considerations

5.1 The site is in an area of rapid growth and change for the city, within which several leisure developments have recently completed, largely with external dining space. Whilst The Avenue was originally a retail destination, it is currently undergoing a renaissance as a leisure destination.

6.0 Design and Access Statement

6.1 Area:

The proposals will see the merging of two existing retail outlets, to form one, larger restaurant unit, totalling approximately 110.4m^2.

6.2 Use:

The change of use from retail to restaurant, will be dealt with under a separate application. This application is concerned solely with the creation of a new shop frontage.

6.3 Scale:

The shop-frontage is situated within the framework of the existing building, and as such is bound by the scale of the existing building. It is proposed that much like the neighbouring retail and leisure premises that the line between ground and first floor are broken and marked on the elevation.

6.4 Appearance:

The proposed shop frontage will be constructed in metal and glazing, commensurate with the identity of the Fazenda restaurant which will be occupying the unit. This principle is in keeping with other units within Spinningfields, all of which have bespoke shop frontages tailored to their respective brands.

6.5 Landscaping

The existing landscaping to Spinningfields, consists largely of granite hard-standing. There are no plans to alter the existing paved finishes.

6.6 Access

Access to the premises will match the existing premises access, which will be compliant with Doc M. Thresholds will be level access with no greater than 15mm, in accordance with the building regulations.

6.7 **Public Transport**

The site is well serviced by public transportation routes.

The city centre Metro-shuttle bus, funded by TfGM, runs through Spinningfields on two of its three routes. The closest stop is in Hardman Square, around 150m via level access pedestrianised areas. In the same location there is also a licensed taxi rank.

There are also significant transportation links on Deansgate.

The closest rail station is Salford Central, which is within 500m of the site, where trains can be caught into Manchester Victoria, to Blackpool North, Liverpool Lime Street and Yorkshire.

The nearest Metrolink Stop is in St. Peter's Square approx 750m from the site.

7.0 Summary

7.1 The submitted proposal is for the erection of a new double shopfrontage to a potential restaurant unit. The shop front will be fixed with double door openings for the main entrance and the fire escape.

7.2 The proposed change of use, and display of advertisements will be dealt with in separate applications.

7.3 The development takes cues from the local core strategy, and serves to enhance the streetscape and place-making of the Avenue area of Spinningfields.

7.4 The styling and principals of the shop-frontage is largely in keeping with the principles of the neighbouring premises, whilst reflecting the nature of the operator's brand standards.