

Design and Access Statement

Proposed Change of Use from B8 (Storage and Distribution) to F1 (Learning and Non-Residential Institution)

Site Address: 1 Worrall Street, Newton Heath, Manchester M40 2ED

Applicant: Dorcas Olowoyo

Date: 29.07.2025 – D1

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the proposed change of use of an existing two-storey building at 1 Worrall Street, Newton Heath, from **Class B8 (Storage and Distribution)** to **Class F1 (Learning and Non-Residential Institution)**.

The proposal seeks to repurpose an underused warehouse into a small-scale, accessible, and inclusive educational facility providing faith-based tuition, training workshops, and administrative support services. The site will serve the local community with minimal structural intervention and no external expansion.

This statement outlines the design rationale, access strategy, and alignment with local and national planning objectives.

2. Site and Context

The site is located on the corner of **Worrall Street and Oldham Road (A62)**, within a predominantly residential and commercial area in **Newton Heath, Manchester**.

- The existing building is a two-storey brick-built structure with pedestrian access from Worrall Street and gated vehicle access to the rear
 - The surrounding area is served by regular **bus services**, **Newton Heath & Moston Metrolink station**, and nearby **CitiPark Northampton Road public car park**
 - The local context includes residential dwellings, retail units, light industrial uses, and places of worship
 - The building footprint remains unchanged, and no new build elements are proposed as part of this application
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3. Proposed Use and Layout

The proposal seeks to reconfigure the internal layout to deliver an F1-compliant education and training centre with the following internal arrangement:

Ground Floor (Approx. 137 sqm):

- Learning hall for religious tuition/prayer/library and structured group instruction (39 sqm)
- **Training and Education Workshop** to support vocational and community skills development (19 sqm)
- Kitchen (ancillary to educational use) and food storage area (22 sqm)
- Circulation space (27 sqm), 2x standard WCs, 1x accessible WC, and storage

First Floor (Approx. 72 sqm):

- Administrative office (28 sqm)
- Two classrooms (12 sqm and 10 sqm)
- Waiting area (9 sqm), lobby (13 sqm), and 2x WCs

The facility will operate from **Monday to Saturday, 9:00am to 6:00pm**, accommodating educational groups, scheduled training sessions, and administrative functions. No external works, extensions, or changes to the building height or footprint are proposed. New **first-floor windows** are proposed at the rear elevation to improve internal daylighting and surveillance.

4. Design Principles

Form and Scale

- The existing structure and massing are retained, ensuring no visual or physical overdevelopment
- External alterations are minimal and sympathetic to the industrial character of the building

Materials and Appearance

- The original brick façade is retained
- Proposed new windows will be in a style and material to match existing openings

Internal Configuration

- Spaces are arranged to provide clear division between teaching, training, and administration
 - Circulation space ensures safe and inclusive access throughout both floors
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5. Access Strategy

Pedestrian Access

- Pedestrian access to both ground and first floors is provided directly from **Worrall Street** via existing doors
- Entrances are clearly defined and well-positioned relative to the street

Vehicular Access and Servicing

- The site benefits from **gated rear vehicle access**, allowing for deliveries, drop-offs, and waste collection
- A **designated bin store** is located at the rear, with secure enclosure and space for recyclable, general, and food waste bins

Parking and Drop-off

- No formal on-site parking is proposed; however:
 - Short-stay **lay-by parking** exists adjacent to 909 Oldham Road
 - **CitiPark Northampton Road public car park** is located approx. 5 minutes' walk from the site
- Drop-offs and short stays can be safely accommodated without impacting the public highway

Accessibility and Inclusion

- A **level rear access** route allows entry for individuals with limited mobility
 - An **accessible WC** is provided on the ground floor
 - Internal doors, corridor widths, and layouts comply with inclusive design principles
 - Lift to First Floor
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6. Security and Lighting

- The site is overlooked by surrounding buildings, offering natural surveillance

- Rear access is secured with metal gates
 - External lighting exists at entry points and can be upgraded as needed to comply with safety standards
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7. Waste and Recycling

- A dedicated bin storage area at the rear provides for:
 - General waste
 - Recycling (paper, cardboard, plastics, cans)
 - Food waste (associated with kitchen use)
 - All bins will be regularly collected via the existing vehicle access without obstructing footpaths
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8. Sustainability and Efficient Use of Land

- The proposal makes efficient use of a previously underutilised building
 - Encourages walking, cycling, and public transport use
 - Reduces reliance on commercial vehicle traffic compared to its former B8 use
 - No loss of open space, habitats, or greenfield land
 - No external expansion, ensuring minimal embodied carbon impact
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9. Policy Compliance

The design and layout of the development comply with:

- **National Planning Policy Framework (NPPF):** Paragraphs 92 (promoting healthy communities), 119 (making effective use of land), and 130 (achieving well-designed places)
- **Manchester Core Strategy:**
 - **Policy SP1:** Promoting sustainable neighbourhoods and re-use of brownfield land
 - **Policy C1:** Supporting community facilities in accessible locations
 - **Policy EN1:** Promoting high-quality design without overdevelopment

- **Policy DM1:** Ensuring accessibility, servicing, and amenity are considered in all development proposals
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10. Conclusion

This proposal delivers a sustainable and inclusive redevelopment of an existing warehouse into a vibrant, policy-compliant F1 educational facility. The design:

- Respects the local character
- Encourages sustainable travel
- Supports community education and skill-building
- Is fully accessible and fit for purpose
- Has no detrimental impact on neighbouring amenity or infrastructure

We respectfully request that Manchester City Council grants planning permission for this positive and well-considered development.

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