



BLANK STREET COFFEE

131 PORTLAND STREET, MANCHESTER M1 4PY

DESIGN & ACCESS STATEMENT Rev A

TO ACCOMPANY FULL PLANNING APPLICATION FOR
GROUND FLOOR INTERNAL ALTERATIONS

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INTRODUCTION

This design and access statement has been prepared on behalf of Blank Street Coffee in support of the application for planning approval for alterations to the existing retail unit to facilitate the Blank Street Coffee fit out.

Blank Street intend to take the former Philpotts unit in Manchester City Centre on the corner of Portland Street and Oxford Street, which uses the basement and ground floors and convert this to a Blank Street Coffee outlet which entails the removal of some existing stud walls, installation of new stud walls to form a back of house kitchen and prep area, installation of a new servery counter, introduction of fixed banquet seating, new flooring, new lighting, new loose furniture and decorations.

This statement assesses and evaluates the site and its context, to record the local character and circumstances.

The statement is submitted in accordance with the requirements set out by The UK Government's Planning Portal which sets out the principles for Design Access Statements. This statement will: Set out the design principles on which development is based, in particular, the proposed layout, landscape, scale, details, materials and maintenance, and illustrate the design solution. The document will also show how the development will achieve the qualities needed to create a distinctive, safer and pleasant, easy to get to and move around in, welcoming, adaptable and resource efficient environment.

Background

1.1 Name of the scheme:

Blank Street Coffee, 131 Portland Street, Manchester, M1 4PY

1.2 Applicant:

Blank Street Coffee

1.3 Designer/Agent:

Bradley Architecture

Statement of Intent

Blank Street Coffee offers an inclusive, friendly and adaptive service that is responsive to the needs of its customers. They wish to expand their offer in Manchester by introducing a new outlet in the city centre.

Blank Street Coffee intend to fully comply with current regulations and good practice. Blank Street Coffee wish to make the new facilities as accessible as possible in all areas, in line with local planning policy. In terms of Blank Street Coffee's ongoing management obligations under the DDA, the company intend to undertake regular staff training in order to ensure accessible service.

SITE DETAILS

Evaluation

The development of the ground and basement floors of this building will benefit the overall use of the premises and bring it in line with current standards, ensuring the longevity of the building's life. The use of the ground floor will accommodate a kitchen and prep area, servery counter and customer area with fixed and loose seating and a new customer DDA wc. The basement will be left undeveloped with minor works to the existing mechanical and electrical equipment. The proposed interventions, aim to provide an outstanding offer for new customers and a comfortable and operational space in which staff to work in and service.

Programme

It is proposed for the development to be carried out in a single phase, paying careful attention to CDM, health and safety, privacy, noise and works will be carried out in accordance with recommended guidelines.

Escapes

The existing escapes will be maintained.

Use

As previously stated, the refurbishment of the existing unit will house a new Blank Street Coffee offer to be enjoyed by customers and staff, which will breathe new life into this part of the building.

Amount

The proposal is to fit out the existing retail unit and part basement, using the space occupied by the previous tenant. It is not intended to extend the unit in anyway but fit out within the curtail of the existing space.

Scale

There is no alteration to the overall square meterage of the unit, which remains the same as it is currently.

SITE DETAILS continued

Economic Context

The existing retail unit is currently vacant and therefore in its current state is consequently not contributing to the economy.

This proposal will see the ground and basement floors of this section of the premises, renovated, brought into line with current standards and fitted out to provide a high standard of accommodation. The development of the ground floor part of the building to provide a new quality coffee and food offer will generate jobs in this part of the city centre and draw people to the neighbourhood. The objective is to provide an enhanced facility for customers and staff alike. The coffee shop will offer a good value and distinctive food and beverage operation, supported the new prep area and service counter on the ground floor and it is anticipated that the new coffee shop will provide a unique and characterful facility in an attractive neighbourhood.

There is no parking at the site but the area is very well served by public transport, namely being trams and busses, with it being located in Manchester City Centre. There is also a cycle park directly outside of the main entrance.

Involvement

The proposed works will not in any way adversely impact upon the neighbouring properties or local environment. Therefore, it has not been deemed necessary to enter into discussions or formal consultation.

ACCESS

Public Transport

The retail unit is located in Manchester City Centre on the corner of Portland Street and Oxford Street. There are good footpaths leading to and around the property. The retail unit is served by a multitude of bus services and the site is close to national bus and rail services. There are facilities to secure cycles outside of the premises.

Pedestrian Approach

Well maintained footways are provided within the vicinity of the site, which will remain unchanged by the proposed development.

Approach/Entrance

The main entrance sits on the corner of Portland Street and Oxford Road. Access into the new coffee shop will be via the existing double doors. All access into the building, through the main entrance doors is level and will be retained as part of the development.

Pedestrian Approach

All pedestrian accesses will be retained as existing.

Routes to Entrances

All routes are signposted with signs meeting the recommendations in the Sign Design Guide. The main entrances will be highlighted using colour and luminance contrast and appropriate level of lighting.

Horizontal Circulation

The design and selection of materials for finishes will follow and in many places exceed the latest best practice guidance in terms of widths of doors, manoeuvring spaces, surface finishes to walls, doors and ceilings, colour and luminance contrast, lighting and the usability of features such as, for example switches.

Vertical Circulation

An existing staircase leading to the basement will be retained. This provides access to the basement which will only be used for existing mechanical equipment and storage within the existing spaces.

Signage

All new signage will be designed to achieve good colour contrast and be visible from the main building. Lighting along all access routes will be designed and maintained to meet the standards laid down in BS 5489. Directional and information signage adopted by Blank Street Coffee is designed in accordance with the recommendation of the Sign Design Guide.

DESIGN

Proposed Layout

Externally the proposed site's aesthetics are not going to change dramatically. The ground floor of the interior will be reconfigured to suit the Blank Street Coffee operation. As mentioned, the ground floor will accommodate a staff prep area, servery counter, customer seating and a new DDA wc. The customer area uses innovative seating arrangement for the enjoyment of its customers.

The basement will be left undeveloped with the exception of a storeroom which will be formed within the existing space.

Please refer to the following information;

AS01 Existing Ground Floor Plan

AS02 Existing Basement Plan

AL01 REV A Proposed Ground Floor Plan

AL03 REV B Proposed Reflected Ceiling & Lighting Plan

AL04 Proposed Wall Finishes Plan

AL05 Proposed Floor Finishes Plan

AV01 Existing External Elevations

AV02 Proposed External Elevations

AV03 REV B Proposed Internal Seating

AV04 Proposed Bar & Counter Elevations

AV05 Proposed Section Banquette Counter & Entrance

AV06 Proposed Merchandising Elevations

Heritage Assessment Report

Design & Access Statement

Conclusion

The proposals retain the existing building fabric and internal interventions are minimal in relation to the fit out, which will breathe new life into the premises. The proposals can be deemed unintrusive to the building.

To summarise, we believe the proposals will greatly benefit this area of the city. The scheme will bring a currently vacant retail unit in a prime position on the corner of Portland Street and Oxford Street, back into use with the respected and much-loved Blank Street Coffee operation.

