Design and Access Statement

Address: 486 Cheetham Hill Road, Manchester M8 9JW

Applicant: Mr Zac Nabi

Agent: Meads Architecture

Date: 06.08.25

Proposal: Installation of External Kitchen Extract Flue

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1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the installation of an external kitchen extract flue to the side of 486 Cheetham Hill Road, Manchester, M8 9JW. The proposed flue will serve a commercial kitchen associated with the lawful Class E(b) restaurant use of the premises.

The unit operates as a restaurant/café with 70 covers at ground floor and a further 45 covers in the basement for private functions. A separate supporting statement has been submitted confirming the lawful use of the unit under the Use Classes Order.

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2. Site Location and Context

486 Cheetham Hill Road is located within a mixed-use area comprising commercial ground floor units with some residential and ancillary uses above. The site is on a prominent arterial route and is bounded to the side by Empress Street, a relatively quiet secondary road used for servicing and deliveries.

The proposed flue is located on the Empress Street elevation, away from the main street frontage, minimising visibility and potential amenity impact. The location was selected to avoid adverse effects on Cheetham Hill Road and to allow discreet servicing of the commercial kitchen.

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3. Description of the Proposal

The application seeks permission to install a new stainless steel external flue on the side elevation of the property, as follows:

- Location: To the side elevation facing Empress Street
- Exit point: Through an existing ventilation opening in the side wall (no new penetrations required)
- Material: Brushed stainless steel, to be specified and installed by a specialist commercial kitchen extract manufacturer

- Visibility: The flue will be positioned close to the wall and tucked away from public view along Empress Street
- Design Detail: Final technical design and specifications will be provided by the appointed installer and can be submitted to the Local Planning Authority prior to commencement of works if required

No other external works are proposed.

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4. Design Justification

The design of the proposed flue has been carefully considered to balance operational requirements with visual discretion and amenity protection:

- It uses an existing vent opening, minimising new fabric intervention
- Its position on the secondary elevation ensures minimal impact on the primary street frontage and the visual amenity of the area
- It is constructed from durable, hygienic, and unobtrusive materials (stainless steel)
- It will be designed to appear as unobtrusive as possible when viewed from the street
- It will be installed in accordance with industry guidance and environmental health regulations for odour and noise control

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5. Access

No changes to existing access arrangements are proposed. The flue will not obstruct or interfere with pedestrian access, public footpaths, or servicing arrangements along Empress Street.

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6. Impact on Neighbours and Amenity

The flue will be designed to minimise impact on neighbouring uses, including:

- Noise: Fans and motors will be specified to meet appropriate decibel limits and environmental health requirements
- Odour: Filtration systems (e.g. carbon filters or UV filtration) will be installed to ensure effective removal of cooking odours
- Visual Impact: The position of the flue along the side elevation, partially screened by the building form and neighbouring structures, ensures its visibility is limited and does not dominate the streetscape
- Hours of Use: The flue will operate only during restaurant opening hours

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7. Policy Compliance

The proposal is in accordance with:

- NPPF (2023/24): Encourages the reuse of existing buildings for economic purposes and supports commercial infrastructure provided impacts are appropriately mitigated
- Manchester Core Strategy:
    - Policy DM1 – Development Management: Ensures proposals do not adversely affect visual amenity or neighbouring properties
    - Policy EC10 – Food, Drink and Night-Time Economy: Requires appropriate environmental controls and consideration of amenity
- The design also follows best practice guidance set out by DEFRA, EMAQ+, and local authority environmental health standards

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8. Conclusion

The proposed flue is a necessary and proportionate addition to support the lawful restaurant use of the site. It is:

- Discreetly located to the side of the building
- Designed to minimise visual and amenity impact
- Compliant with relevant national and local policy
- Supported by best practice extraction and filtration systems

We respectfully request that Manchester City Council approve the installation of the external flue to support this important local business.