

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: 15.05.2025

1. Introduction

This Design and Access Statement supports a full planning application for the change of use of an existing two-storey warehouse at 1 Worrall Street, Newton Heath from Use Class B8 to Use Class F1. The proposed development aims to transform the building into a multi-functional educational and community facility for religious tuition, training workshops, and administrative support.

This document outlines the design approach and how considerations of access, scale, layout, and community benefit have been addressed.

2. Site Context

The site occupies a corner location at the junction of Worrall Street and Oldham Road. It is situated in a mixed-use area, characterised by residential dwellings, commercial units, and community premises. The existing building is a brick-built warehouse with ground and first floor access, including gated rear access.

The surrounding area is well-connected via:

- Frequent bus services on Oldham Road
 - Newton Heath & Moston Metrolink station (5-minute walk)
 - Public pedestrian footways and adopted parking adjacent to the site
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3. Design Principles

3.1 Use

The change of use to Class F1 is proposed to accommodate:

- Faith-based tuition and small group teaching
- Training and education workshops
- Community mentoring and skills development
- Administrative support services
- Kitchen with foodbank service
- Occasional religious and educational events

This responds to a local demand for flexible, inclusive community spaces.

3.2 Layout

The building is internally reconfigured to meet operational needs:

- **Ground Floor:**
 - Multi-functional events/prayer room (39 sqm)
 - Training and Education Workshop (19 sqm)
 - Kitchen and foodbank area (22 sqm)
 - Circulation (27 sqm)
 - 2x WCs, 1x disabled WC, and storage
- **First Floor:**
 - Open-plan admin office (28 sqm)
 - Two classrooms (12 sqm and 10 sqm)
 - Waiting area (9 sqm), lobby (13 sqm), 2x WCs

The layout ensures separation between education, admin, and food services while prioritising accessibility and efficient flow.

3.3 Scale and Appearance

No external enlargement or alterations are proposed. The existing building height, massing, and materials remain unchanged. Any external signage will be subject to separate consent.

Access and Inclusivity

- Pedestrian access provided at the front on Worrall Street for both floors
- Vehicle and accessible entry via the gated rear entrance, level with the building floor
- Dedicated bin storage at the rear of the site
- Accessible WC included at ground level

The internal design is inclusive and suitable for individuals with limited mobility.

4. Transport and Movement

- Excellent public transport options: bus and Metrolink within short walking distance
 - Car drop-off/pick-up accommodated via adjacent public highway and adopted spaces
 - Minimal parking demand due to short stay, local users, and sustainable travel modes
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5. Sustainability

- Reuse of an existing building – reduces environmental impact
 - Supports community wellbeing, food distribution (via foodbank), and educational equity
 - Encourages sustainable transport and reduced reliance on cars
 - Contributes to Manchester’s objectives for inclusive growth and efficient land use
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6. Community and Amenity Impact

The proposal delivers a net community benefit by:

- Providing a safe, accessible, and educational environment
- Avoiding overdevelopment or visual harm
- Operating within reasonable hours (9am–6pm) with limited evening or weekend use
- Maintaining peace and privacy for neighbouring properties

Noise and activity will be limited and consistent with similar educational or place-of-worship uses.

7. Conclusion

This proposal represents a high-quality, sustainable change of use that transforms an inactive warehouse into a vibrant hub for learning and community engagement. The layout is functional and inclusive, the design preserves the area's character, and the development aligns with national and local planning policies.

We respectfully request that Manchester City Council supports the proposal and grants planning permission.
