



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

9 Derby Street
Cheetham Hill
Manchester
M8 8QE

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1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *change of use of a 2-storey existing building from a place of worship (use class F1) to wholesale warehouse (use class Sui Generis) with ancillary office / storage with associated alterations of front elevation* at 9 Derby Street, Cheetham Hill, Manchester M8 8QE, hereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the Planning Application.

Planning Application Drawings:

- 9894/001A – Location Plan
- 9894/111A – Existing & Proposed G/F Plans
- 9894/112A – Existing & Proposed 1/F Plans
- 9894/113A – Existing & Proposed Roof Plans
- 9894/121A – Existing & Proposed Derby Street & Stocks Street Elevations
- 9894/122A – Existing & Proposed South & Stocks Street East Elevations

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Planning Application.

2.0 Context

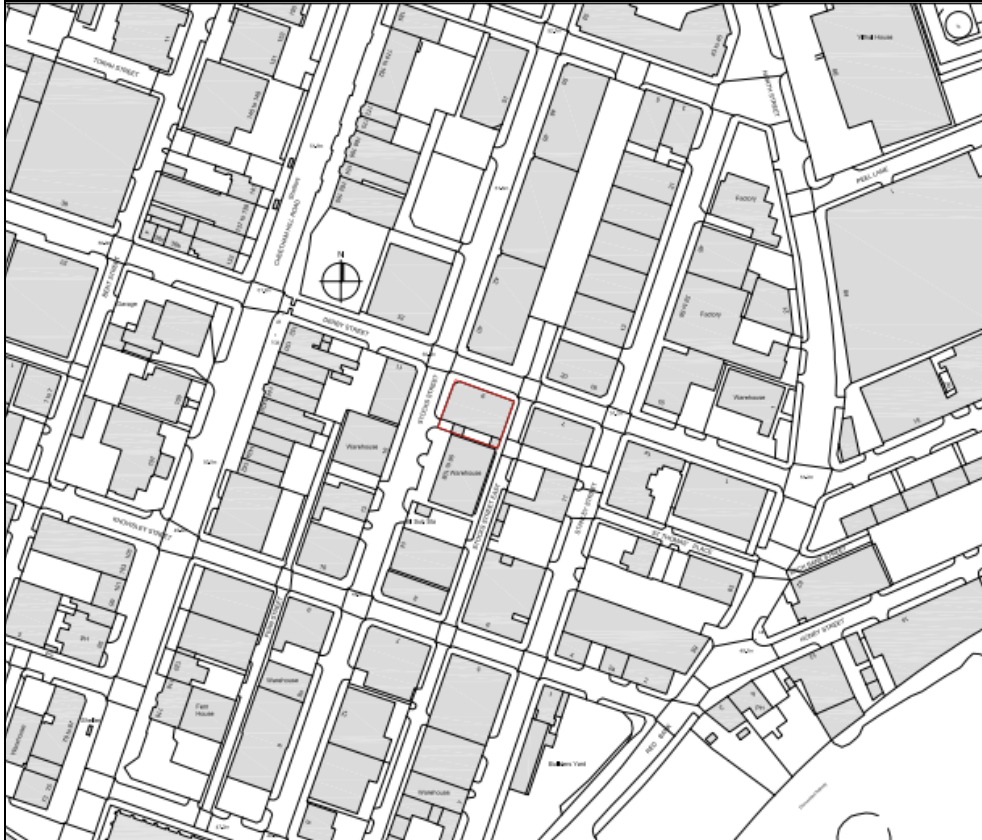


Figure 1. 9894/001a - Site Location Plan

The site lies within the Cheetham Hill Area within the jurisdiction of Manchester City Council. The neighbourhood of the site is predominantly comprised of wholesale warehouses, shops and some restaurants. From a public transport perspective, the site is in a very convenient location with it being in close proximity to Cheetham Hill Road which has bus stops dotted along the road allowing sustainable travelling into Manchester City Centre.

2.1 Existing Condition



Figure 2. Existing Derby Street Elevation 2025

The existing 2-storey building at the time of visiting was in good condition and the existing external appearance is in keeping with its immediate context of wholesale warehouses. But due to the building being vacant for some time, there are signs of deterioration internal as well as within the curtilage of the building.



Figure 3. Existing Curtilage at the Rear 2025

3.0 The Proposal

The proposal is for the *change of use of a 2-storey existing building from a place of worship (use class F1) to wholesale warehouse (use class Sui Generis) with ancillary office / storage with associated alterations of front elevation at 9 Derby Street, Cheetham Hill, Manchester M8 8QE.*

The aim of the proposal takes a fabric first approach by adapting as much of the existing building into an established use within the Cheetham Hill area to secure the future of the building as well as limit the environmental impact of the proposed change of use. As mentioned previously, the condition of the existing building is general good and therefore a light touch approach has been adopted in regards to external alterations to the fenestration as well as alterations to the internal layout.

Due to the existing building's ability to adapt to the proposed use there is no change in scale or massing of the existing building.

3.1 Materials

The proposed alterations to the fenestrations are localised to the Derby Street elevation only which are light touch with only the existing structural opening being increased in height to allow for more glazed area on the ground floor wholesale warehouse units. With the only new structural opening being formed on the western side of Derby Street.

The proposed ground floor entrance to the wholesale warehouse units will be of a material that matches the existing fenestration. The existing roller shutters will also be retained.

3.2 Access

The access points within the proposal will mainly be off Derby Street through the wholesale unit's frontages as well as the external doors leading to the entrance hall. All access points will have security measures such as key access to unlock the roller shutters as well as key access to unlock the main doors.

The existing doors on the rear of the building are strictly to be use as fire exits only.

3.3 Waste Management Strategy

To service the 4 wholesale warehouse units the estimated type of waste that is generated by this use is mainly dry recycling from package from delivered goods. It is estimated that 1 x Euro Bin for dry recycling and 1 x Euro Bin for general waste would be sufficient to service the proposed wholesale warehouse units.

The licensed waste carrier would approach the site via Red Bank/ North Street and enter Derby Street.

The frequency of collection will be twice weekly.

The collection proposed collection point would be within the existing boundary fence toward Stock Street where either the building management will leave the gate open during collection days or an access fob will be provided to the licensed waste carrier.

4.0 Conclusion

The design team have carefully prepared the Planning Application and designed a proposal that is suitable to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to Cheetham Hill by providing a well-designed wholesale warehouse that contributes positively to local employment, productivity and economy of the Cheetham Hill area.

The site was designed to consciously address security, privacy, accessibility, and connectivity.

