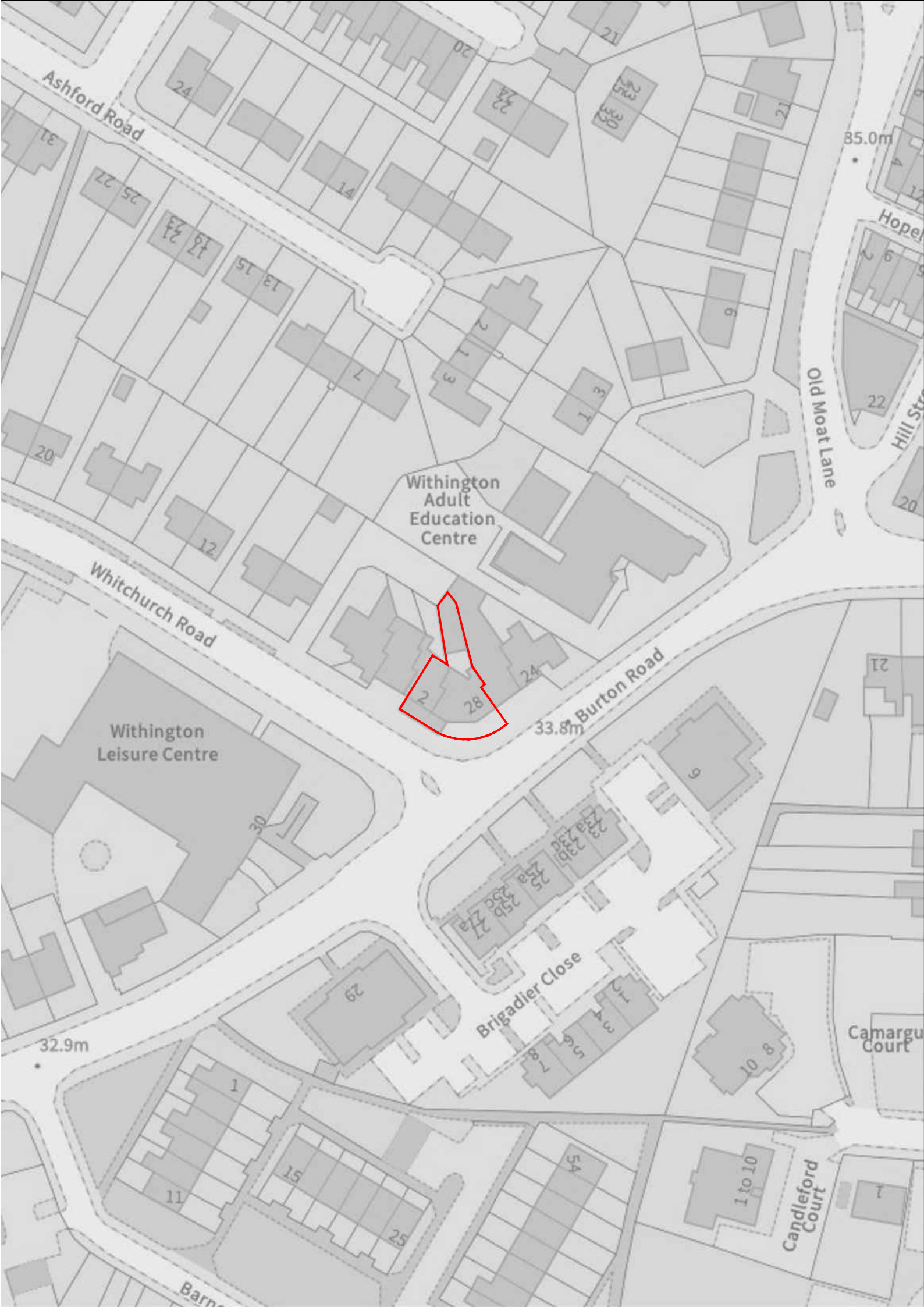




28 Burton Road
Withington, Manchester, M20 3EB

Stage 3
Developed Design

P4BA

Design & Access Statement

P4bA

Design & Access Statement

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1.1 / Application Type
We are submitting a full planning application for the erection of a single-storey aluminum & glazed canopy enclosure to replace the existing timber canopy with a part change of use for an area for smoking shisha, eating and drinking.

1.2 / Location of Proposed Development
28 Burton Road, Withington, Manchester, M20 3EB

1.3 / Current Development Description
The existing site is in use as a cafe/restaurant and currently benefits from indoor and outdoor space.

1.4 / Proposed Development Description
This design and access statement has been produced in support of a planning application for the erection of a single-storey aluminum & glazed canopy enclosure to replace the existing timber canopy with part change of use to area for smoking shisha, eating and drinking. With new opening hours being 2:00pm - 2:00am.

1.5 / Statement Preparation Date
April 2025

1.6 / Statement Amendment Dates
N/A

1.7 / Applicant
Adel Hamdit

1.8 / Architecture
P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ

- 2.1 / Previous Relevant Applications**
- 2018 Ref. No: 120680/P3JPD/2018 - Notification of prior approval for a change of use from shop (Class A1) to restaurant/cafe (Class A3). Approved
 - 2019 Ref. No: 123405/FO/2019 - Erection of timber pergola together with associated timber decking and retractable awning. Approved

- 2.2 / Similar Planning Applications**
- No Similar Planning Applications Nearby

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled ‘Design and Access Statements: How to write, read and use them’ (2006).

For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19

3.1 / USE & AMOUNT

The proposed use is to remain primarily the same, however, in addition to the existing cafe/restaurant we propose to replace and expand the outdoor area; which will be for the smoking of shisha, in addition to eating. The two elements will not conflict with one another, where the customers in the cafe area will be able to eat/drink without direct interaction with any smoke and vice versa.

As part of this application, the applicant is requesting permission to have the opening hours changed to 2pm - 2am, where within these hours food, drinks and the smoking of shisha is to be provided. The appropriate and correct licensing is to be obtained and is the responsibility of the client/applicant.

3.2 / ACCESS

As indicated on the plans accompanying this document, the main access point to the cafe will be via the existing double entrance doors sited on the front elevation of the building. The smoking area is accessed internally and features partially opening elevations (in order to comply with the Health and Safety Act 2006. 50% of the outside wall area is to be openable when in use).

3.3 / LAYOUT

The proposed layout is not to dissimilar to the existing. Where there is an introduction of a glazed partition with glazed door internally and new doorway created in place of an existing window, allowing access to the outdoor area.

The layout of the outdoor area is open as to allow for a better flow for customers, maneuvering furniture and staff delivering food, drinks and shisha to the tables.

3.4 / SCALE

The scale of the building itself is not to directly increase, however, the enlargement of the outdoor space increases the footprint of the outdoor area.

3.5 / APPEARANCE

The appearance of the building itself is to stay the same, the timber canopy/enclosure is to be removed and replaced and expanded with a new, higher specification aluminium and glazed canopy/enclosure. When closed, the bi-fold windows will be closed and locked up for security, however, when the cafe is open and the out-door area is in use, then the bi-fold windows will be opened up and allow for ample outlook and natural light for the customers.

The materials used consist of dark grey aluminium, glazing and some low level timber paneling. This look is an improvement compared to the simplistic timber structure that is there at present, however, the proposed structure is not as tall as the existing one and features glazing to all elevations.

3.6 / RELEVANT PLANNING POLICIES

Manchester Core Strategy (2012-2027):
Policy SP1: Spatial Principles
Policy H6: South Manchester
Policy C1: Centre Hierarchy
Policy C6: South Manchester District Centres
Policy EN1: Design Principles and Strategic Character Areas

3.7 / DRAINAGE

The gutters on the proposed canopy/enclosure are to connect to the existing rainwater pipes which are positioned on either side of the site (indicated on drawings).

3.8 / AIR QUALITY

As shown on the AQMA (Air Quality Management Area) map, the subject site doesn’t fall within an air quality zone. Due to it not being located within the area no further investigation with regard to the air quality is required.

3.9 / VISUAL AMENITY

The visual amenity of the site is to change as a result of the materials and scale of the proposal. However, we believe that the aesthetic of the property & street scene is to only improve as a result of this proposal, where the materials and overall design is to be improved and the specification of the glazing system is to be high, allowing ample natural light in and through the structure. Providing more glazing/openable area was primarily to allow for the adequate ventilation, but also to reduce elevations consisting of blank materials such as brickwork or paneling, avoiding unattractive elevations and affects of shadowing.

3.10 / RESIDENTIAL AMENITY

The external alterations that are required as part of our proposal are to limit the negative effects on residential amenity as much as practical. The location and quantity of glazing is to assist in reducing the amount of overshadowing resulted by our proposal.

3.11 / BIODIVERSITY

The proposal does not affect any on-site biodiversity, where the area we propose to construct upon is entirely hardstanding and has a biodiversity value of zero. Therefore, our proposal falls under the “de minimis” threshold and affects less than 25m² of on-site habitat. No further consideration regarding biodiversity is required.

3.12 / CRIME IMPACT STATEMENT

We do not believe that a crime impact statement is required for this development. As it is to be a more secure that the current enclosure, where all windows/doors are to be securely lockable as opposed to the existing condition, which is open and provides no security to the outdoor area. The proposed enclosure is also surrounded by glazing and as such does not create any alleys or places that do not have natural surveillance.

3.13 / ENVIRONMENTAL IMPACT ASSESSMENT

An environmental impact assessment is not required to support this application, as stated on the validation checklist for local information requirements and within schedules 1 & 2 of the EIA regulations. Resulting in the conclusion that due to the minimal work and changes to the building it's considered to not "have significant adverse effects on the environment".

3.14 / NOISE IMPACT ASSESSMENT

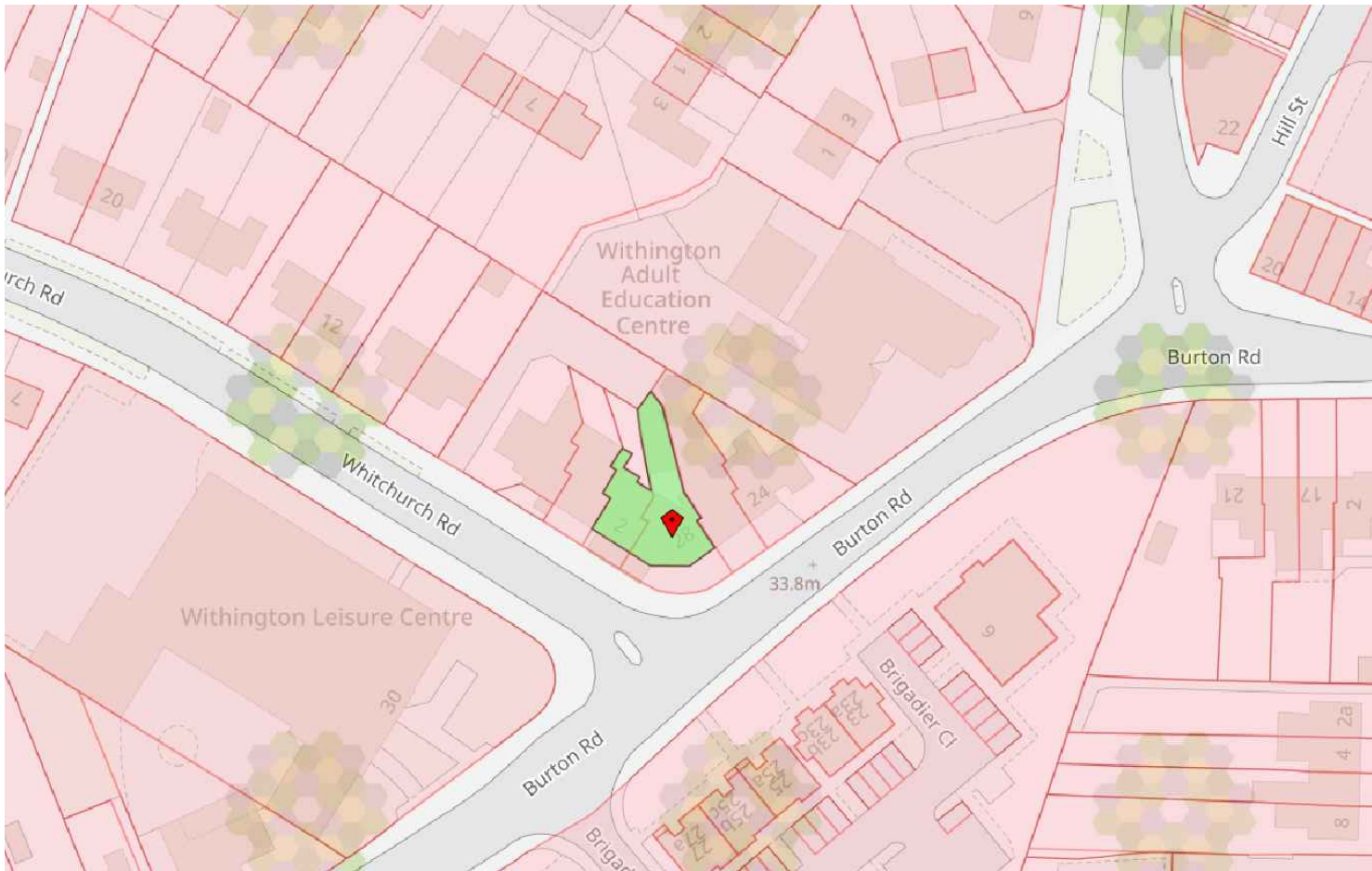
We do not believe an noise impact assessment is required for this proposal, as the adjacent properties are not residential and the cafe will still function the same, just outside of slightly different hours and with an increased outdoor space.

3.15 / APPRAISAL

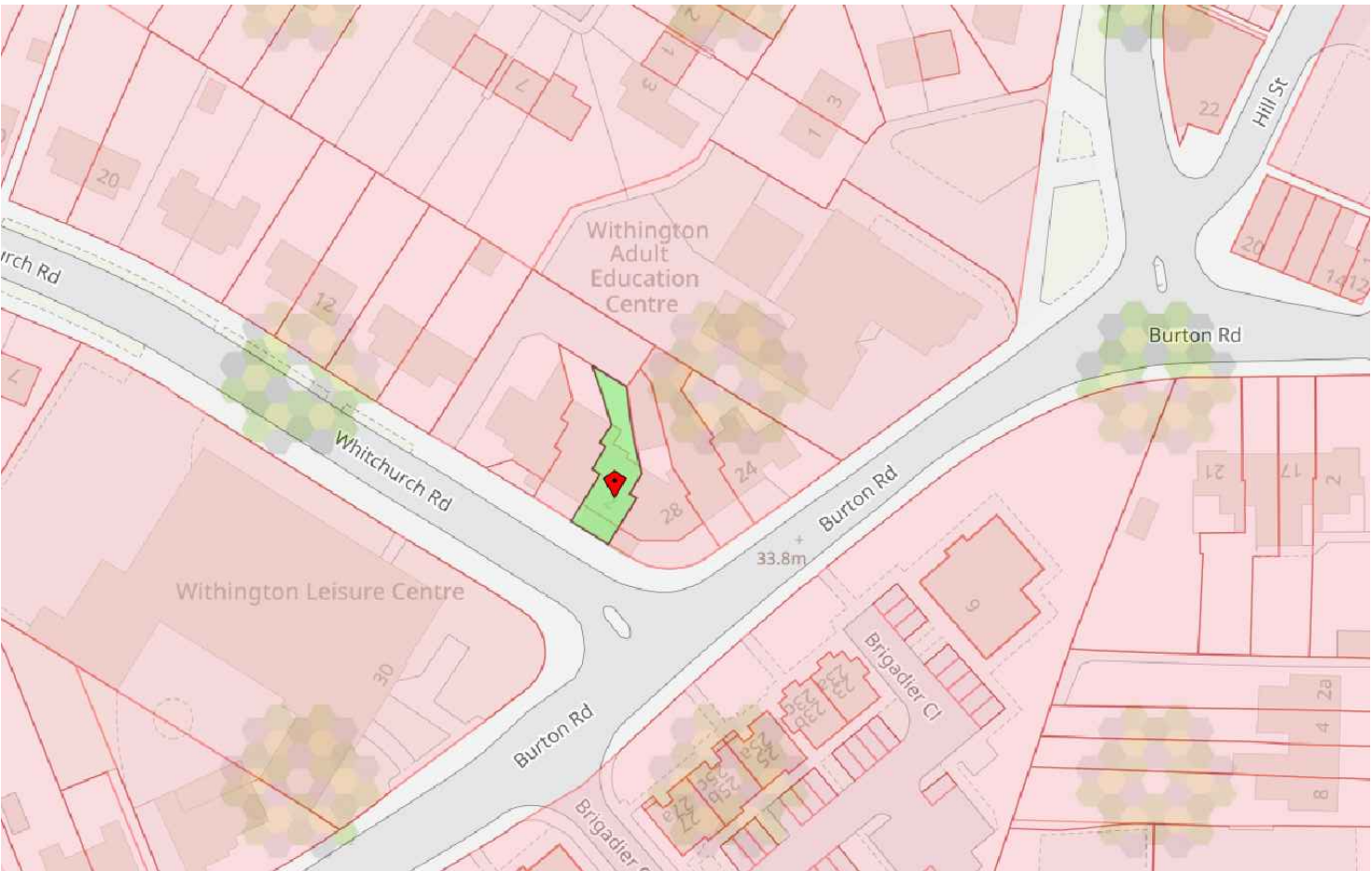
In conclusion, the site is not to change too drastically compared to its existing condition. The increase in outdoor space and change in opening hours will result in an increase in customers, however, we don't believe the increase to be significant enough to increase or cause any major disturbance to nearby residents. The site will be more aesthetically please and make the street scene more attractive, as well as providing more space for nearby consumers to eat, drink and smoke.

Discussions where had with a Licensing Officer prior to submitting to confirm the compliance of the openable area of the outdoor space. It was confirmed that as long as 50% of the wall area is open when the area is in use, then this will be compliant. Therefore, at no point will there be anyone in the outdoor space smoking, unless all windows are open, ensuring 50% openable wall area compliance.

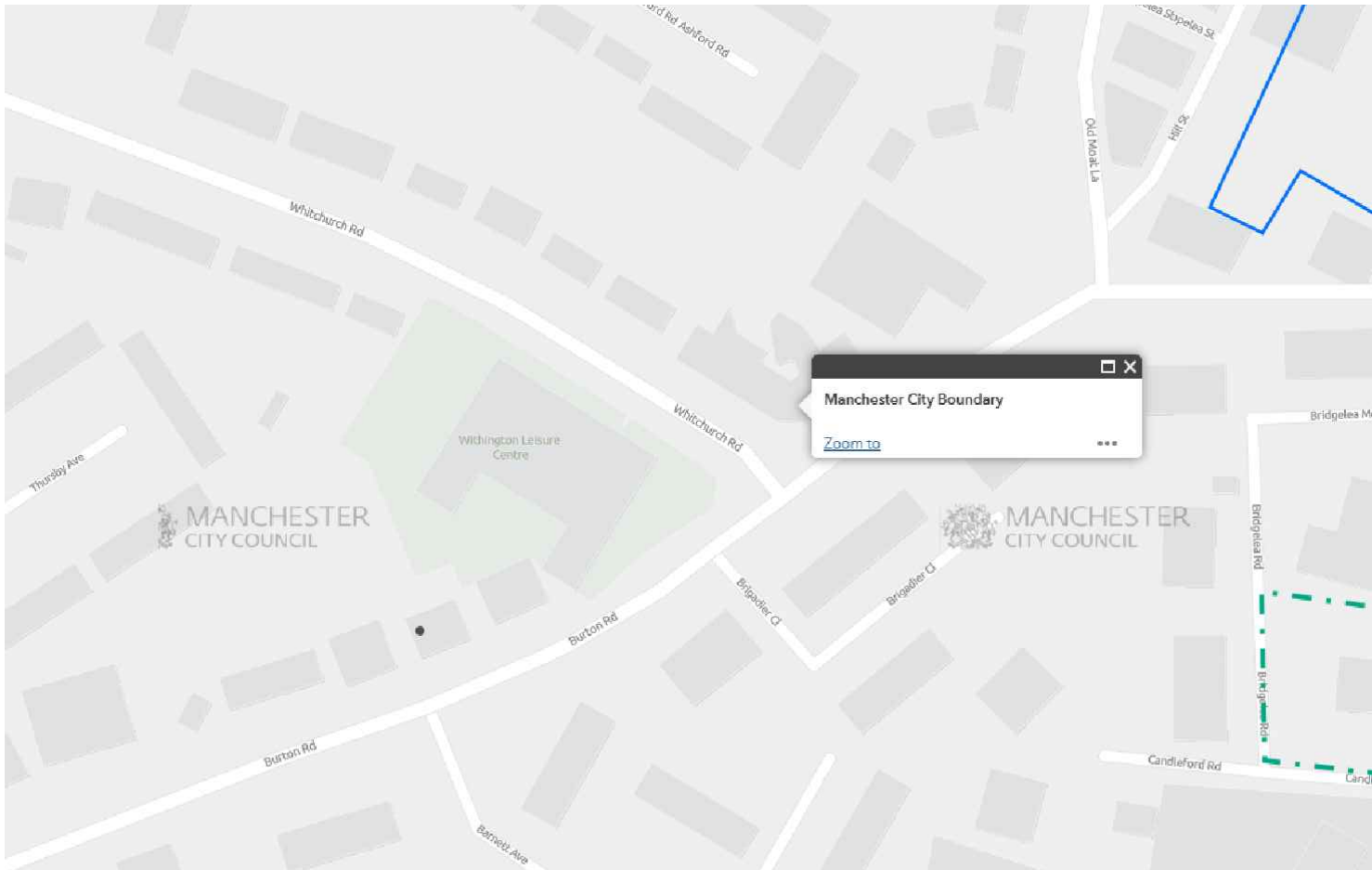
Legal Boundary Map 1



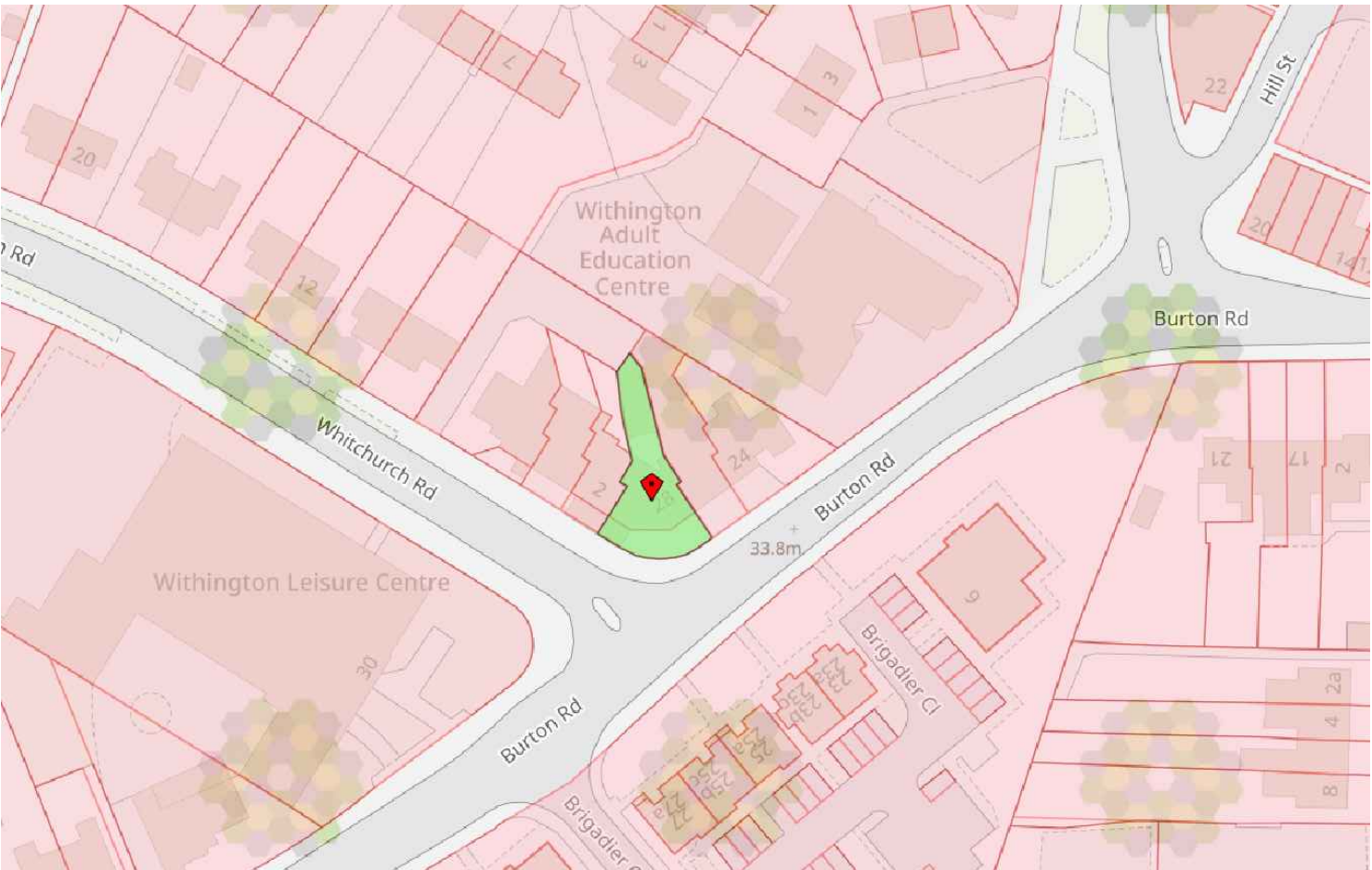
Legal Boundary Map 2



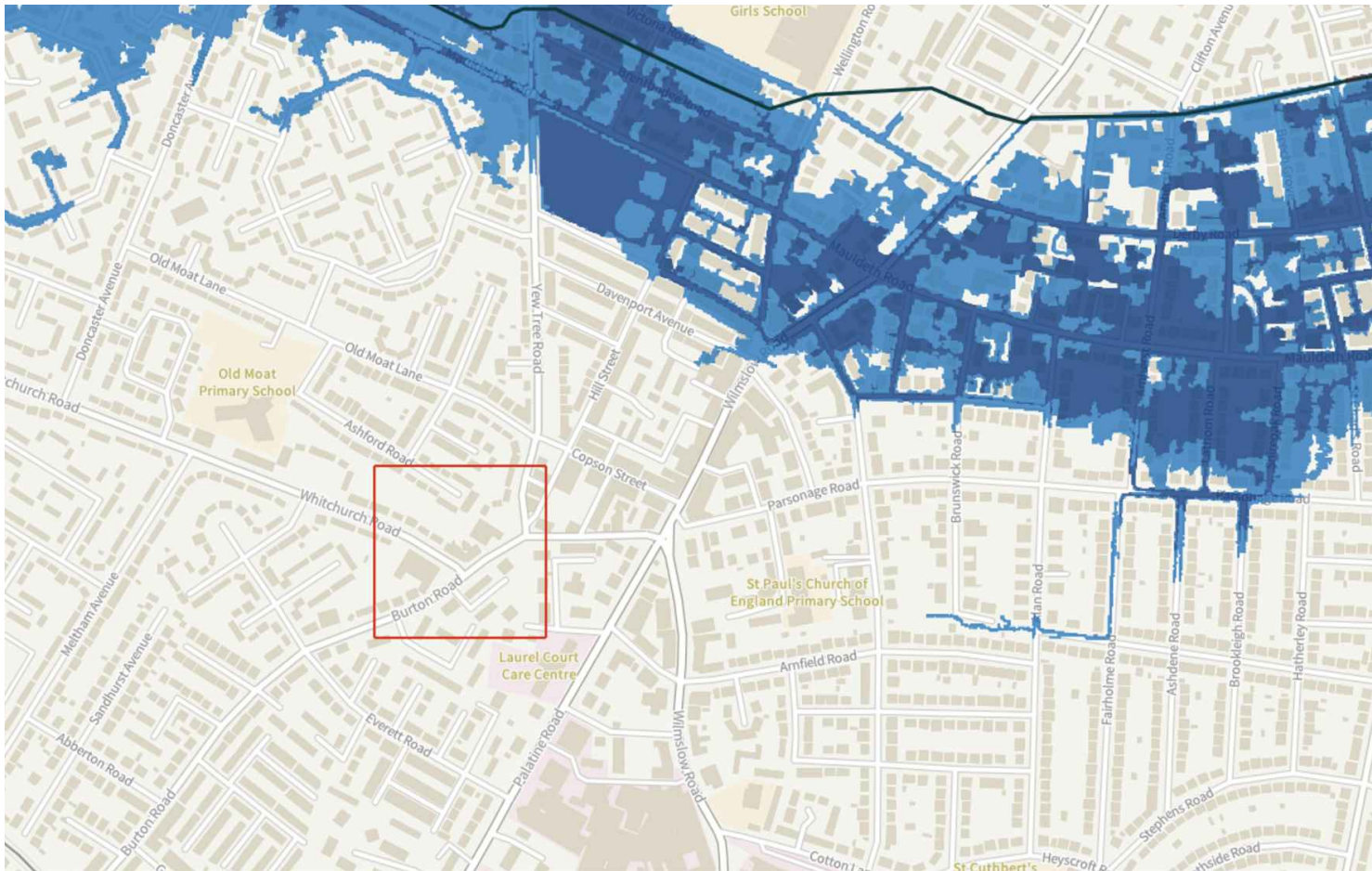
Land Use Map (Unitary Development Plan)



Legal Boundary Map 3



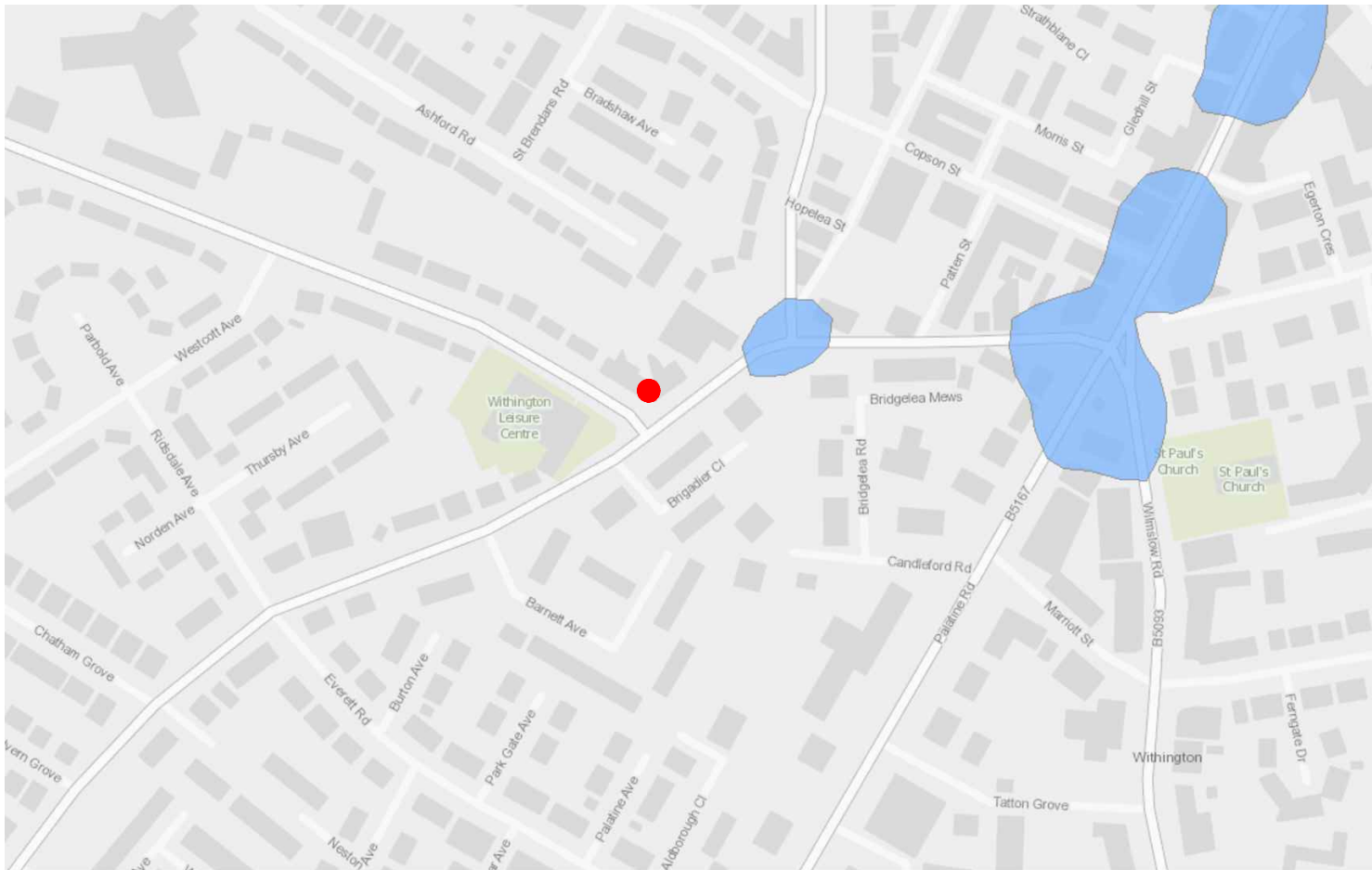
Flood Risk Map



Ariel View of Site



AQMA (Air Quality Management Area) Map



3D View of Site



P4BA - DEVELOPED DESIGN

EXISTING SITE PHOTOS



FACING FRONT/SIDE ELEVATION



FACING FRONT/SIDE ELEVATION



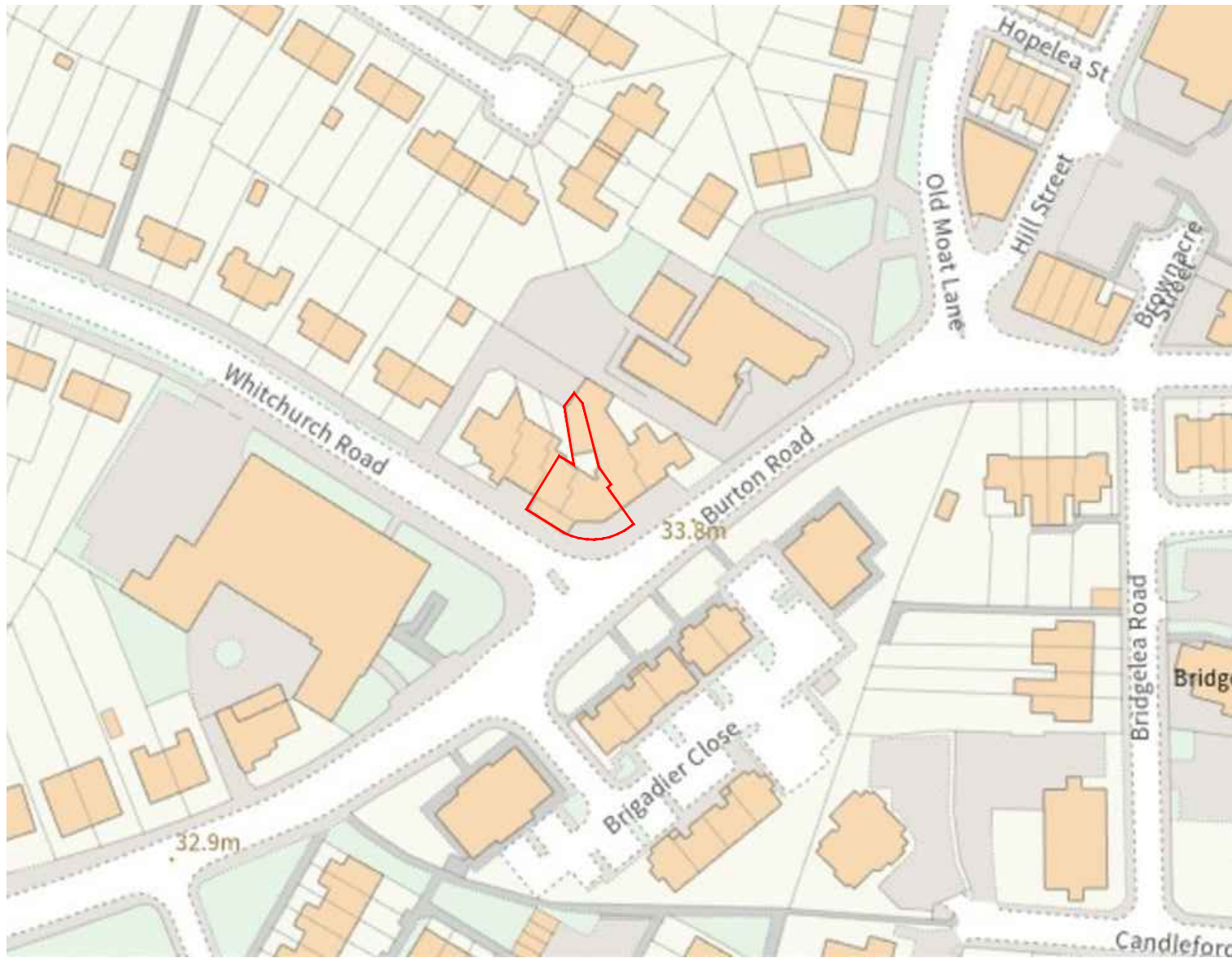
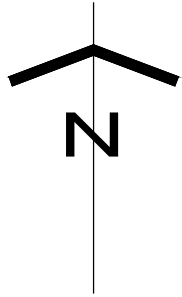
VIEW FACING DOWN WHITCHURCH ROAD



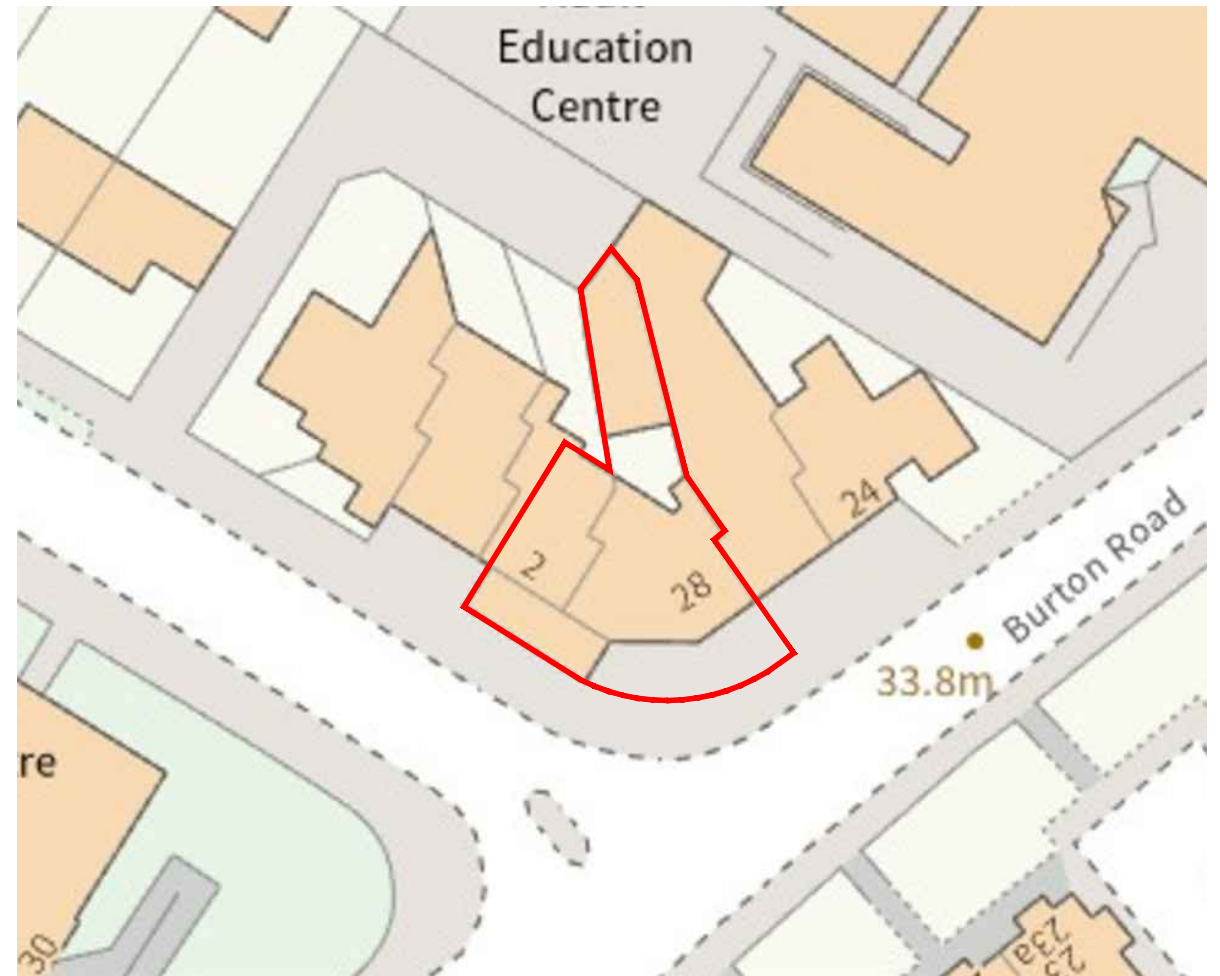
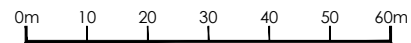
INTERNAL VIEW FACING ENTRANCE DOORS

Site Location

P4bA



Location Plan (Scale - 1:1250)

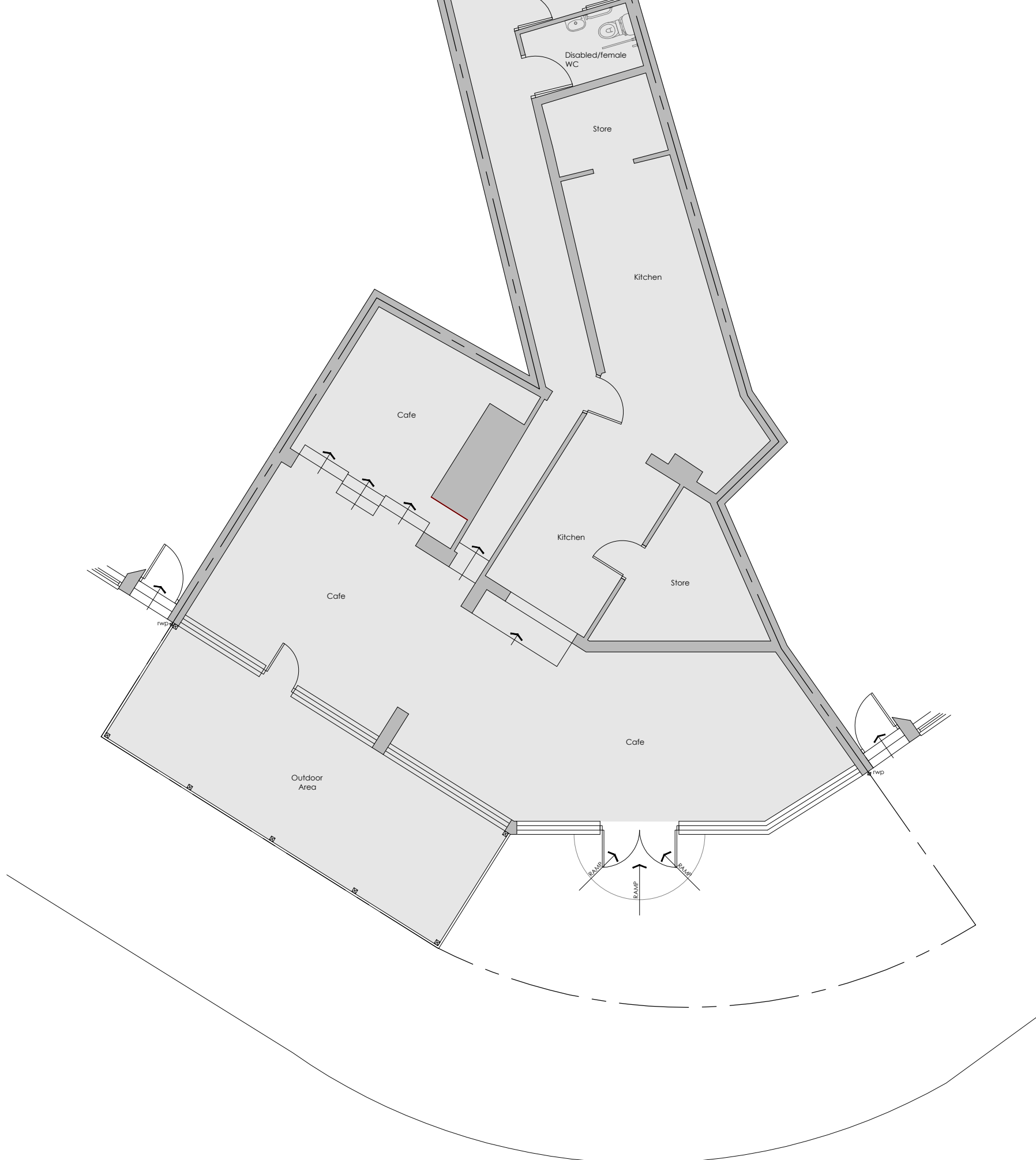
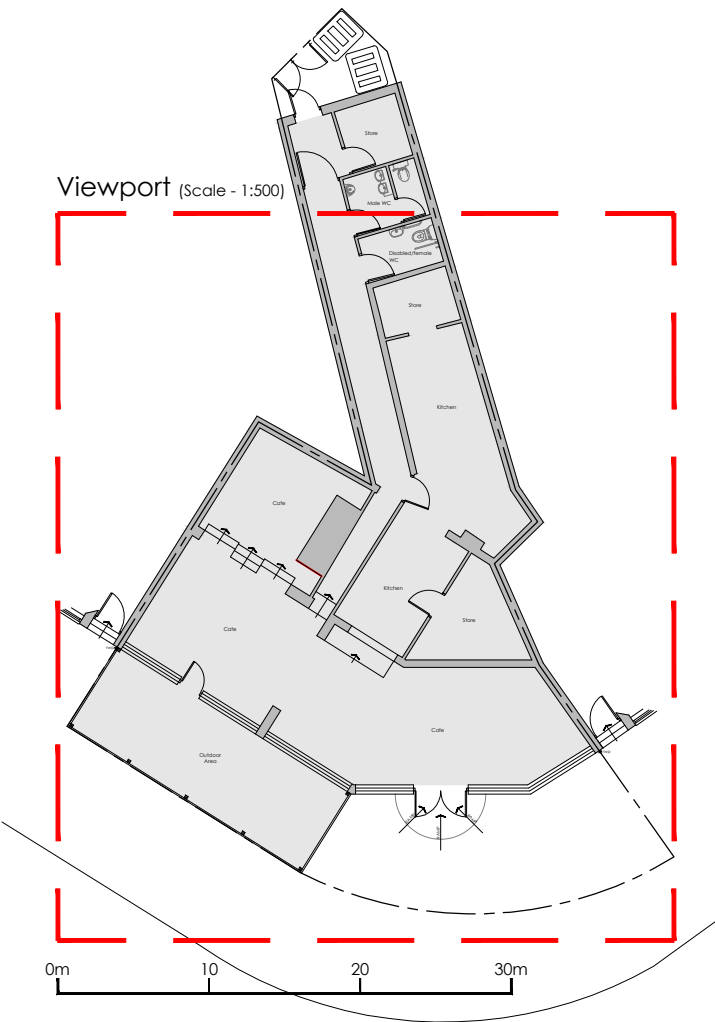


Site Plan (Scale - 1:500)



Existing Building

P4bA



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Demolition Note:

All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.

Key:	
	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.

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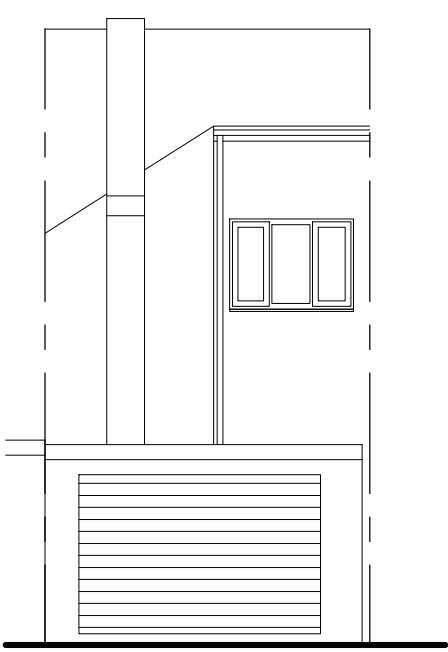
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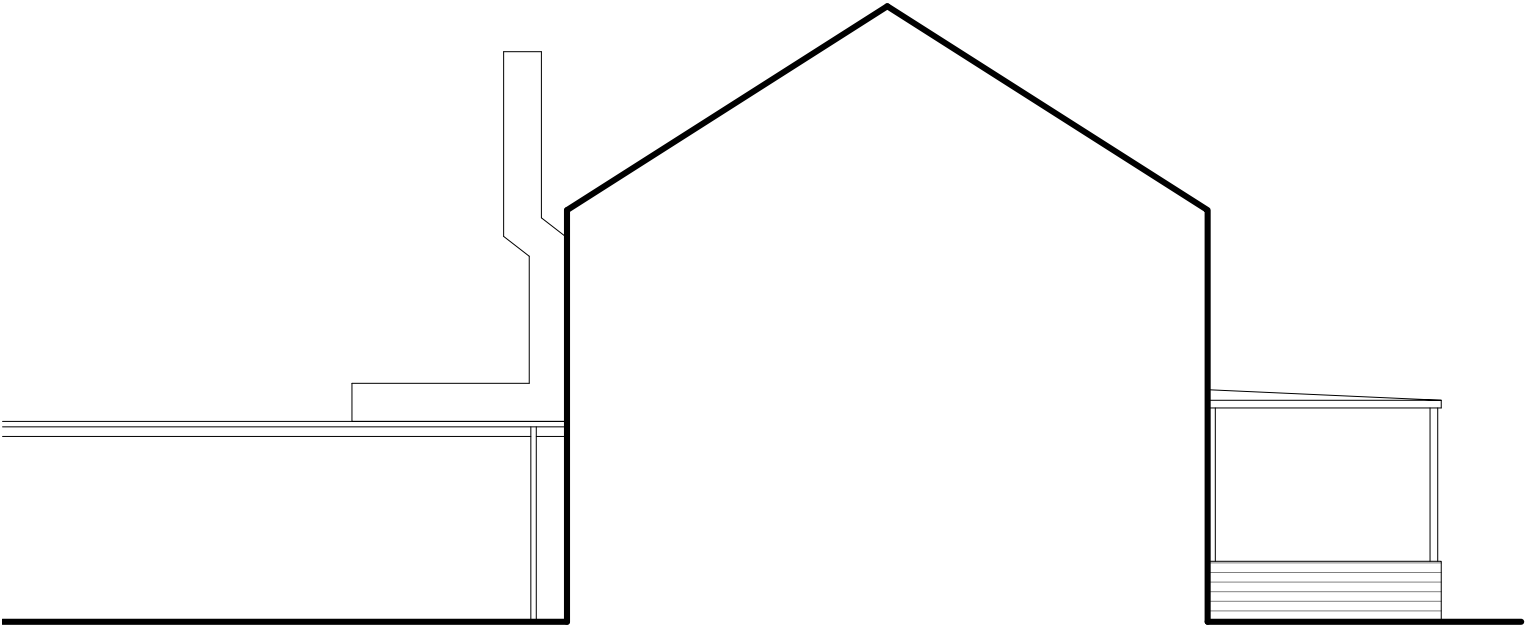
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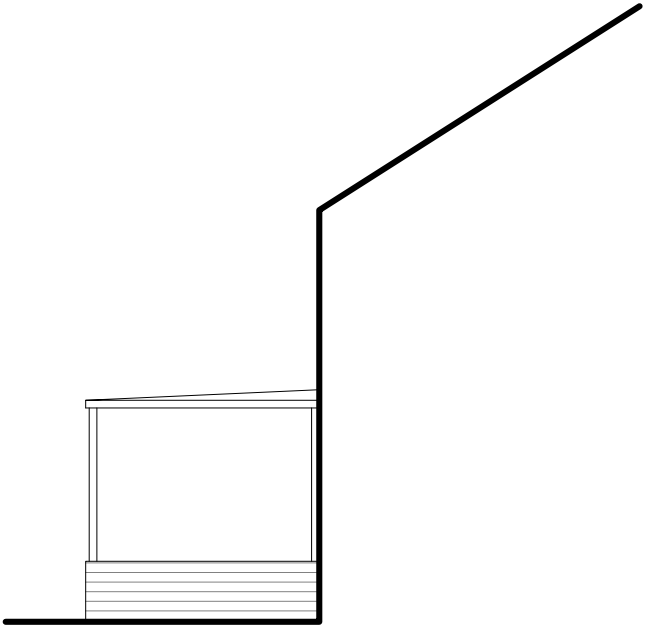
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

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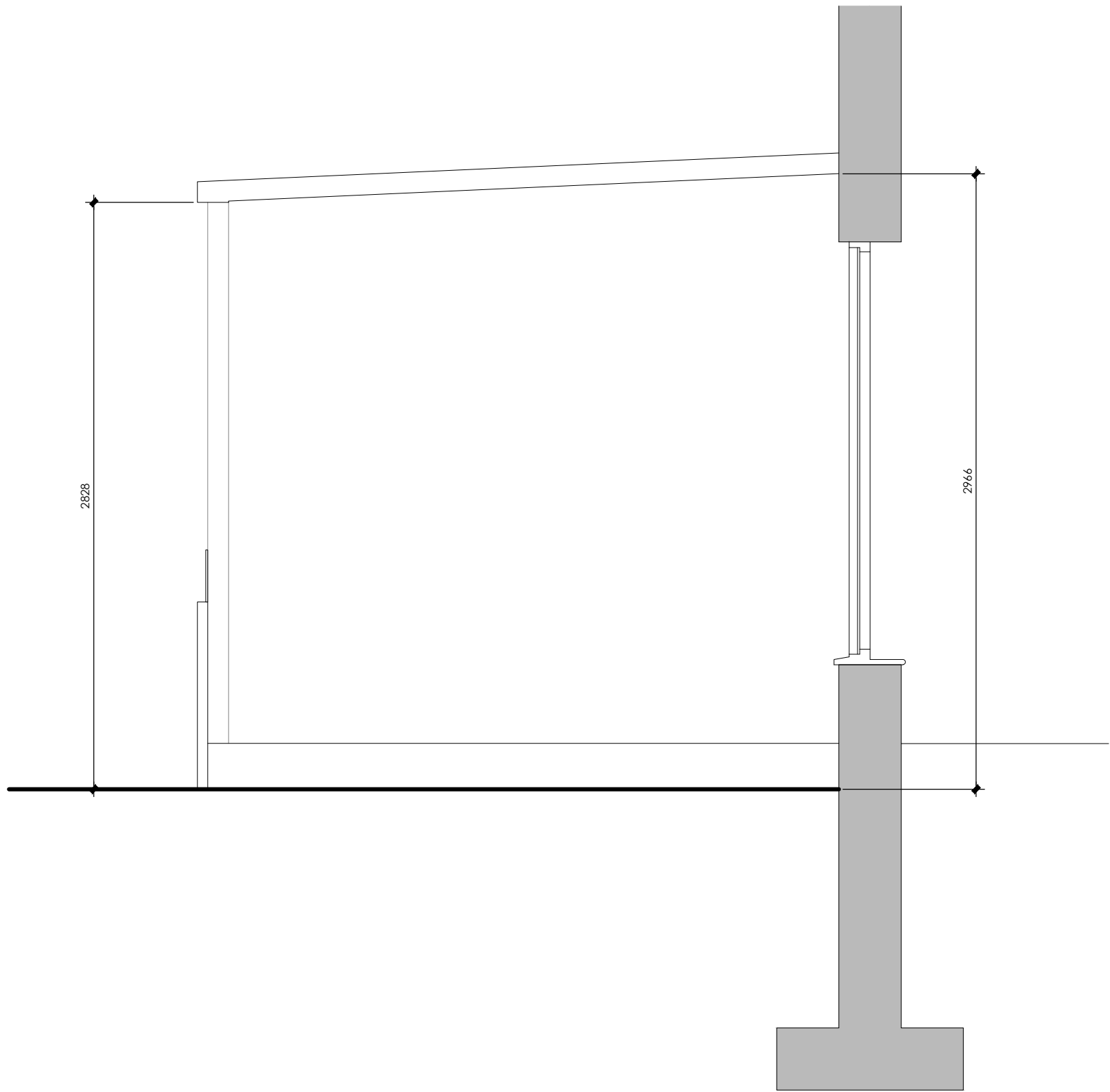
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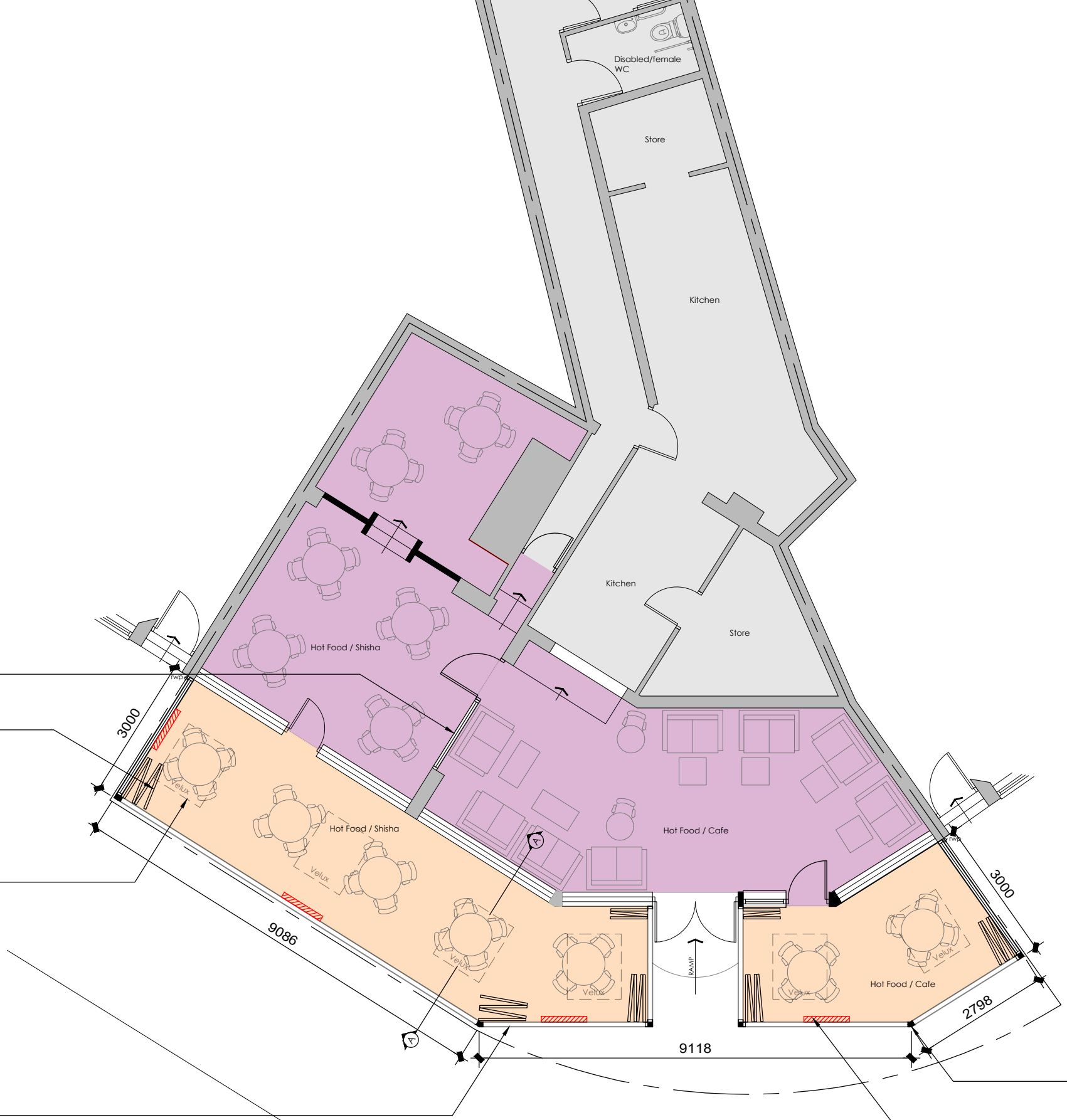
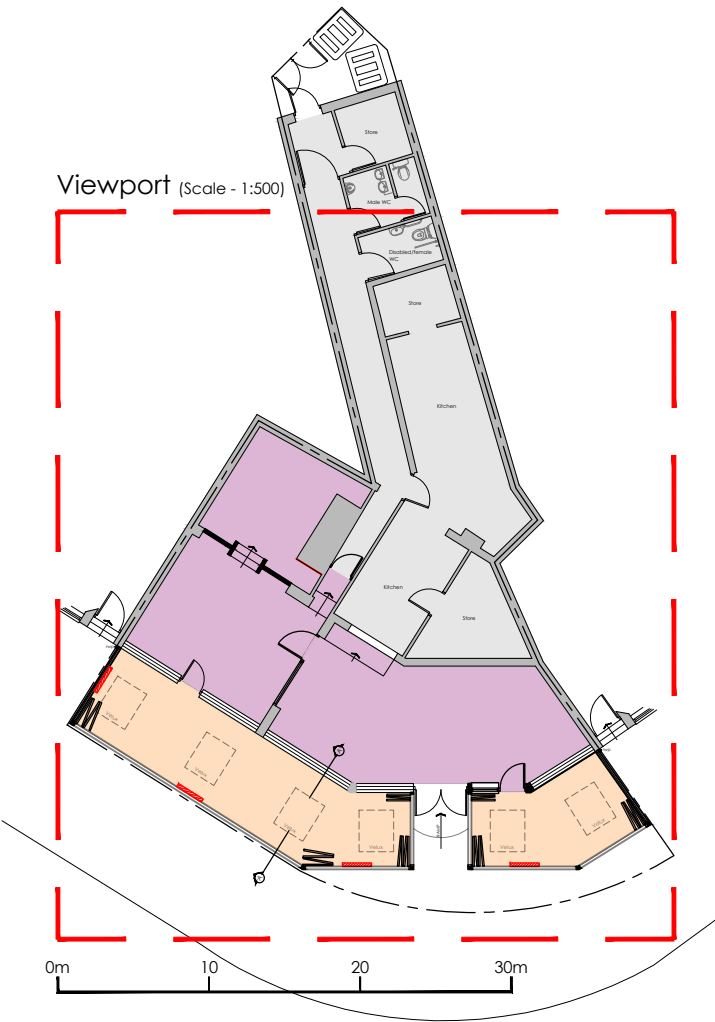
Key:

	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.
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Proposed Building

P4bA



New glazed partition and door to separate smoking area and cafe area.

Bi-Fold windows to main elevation and to fold up past 90° for safe opening and to prevent clashing with seated customers.

Mechanical / Manual opening velux windows for additional ventilation.

Bi-Fold windows to be opened at all times when in use to achieve 50% of wall space openable area.

Aluminum and timber caddied structure with intermittent glazing.

High Level Outdoor / External Heaters. (Positions & Quantifies to be determined by specialist sub-contractor or Manufacturer)

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Structural Design
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Furniture, Fixtures & Fittings Disclaimer
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Ventilation Note
As required by Manchester City Council and the Health and Safety Act 2006, when the premises /area for smoking is open and in use, all windows & bi-fold doors are to be open to achieve the 50% openable wall area.

Design Key	
	Food & Shisha/Smoke Area
	Circulation / Lobby Area
	Food & Cafe Area
	Outdoor Heater
	Site Boundary Line
	Adjacent Owned Land

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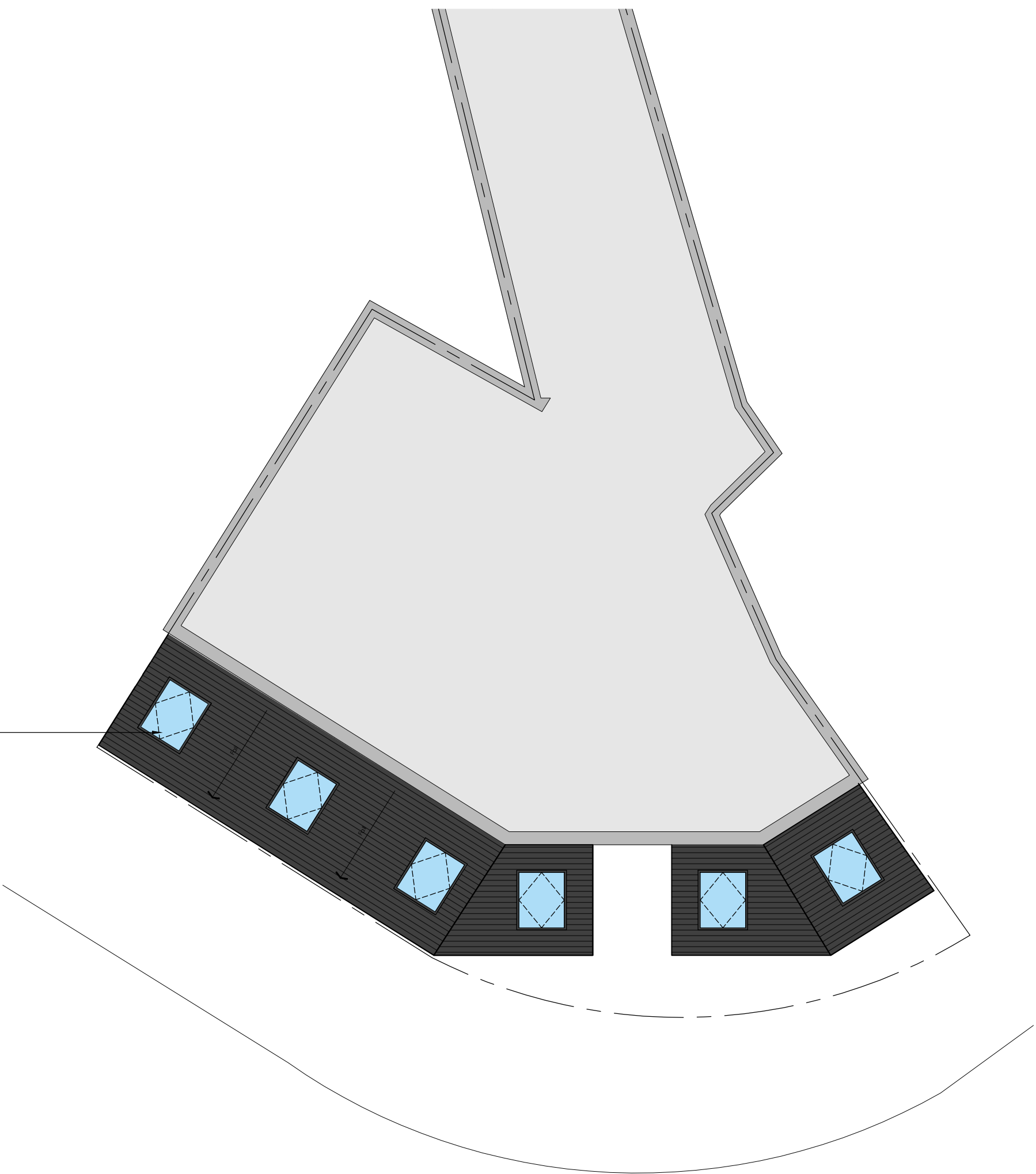
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Dark grey opening velux windows.



06. | Proposed Roof Plan

25009

0m 1 2 3 4 5m

1:100 @A3

Replacement & Extension of Canopy

28 Burton Road Withington Manchester M20 3EB

P4bA

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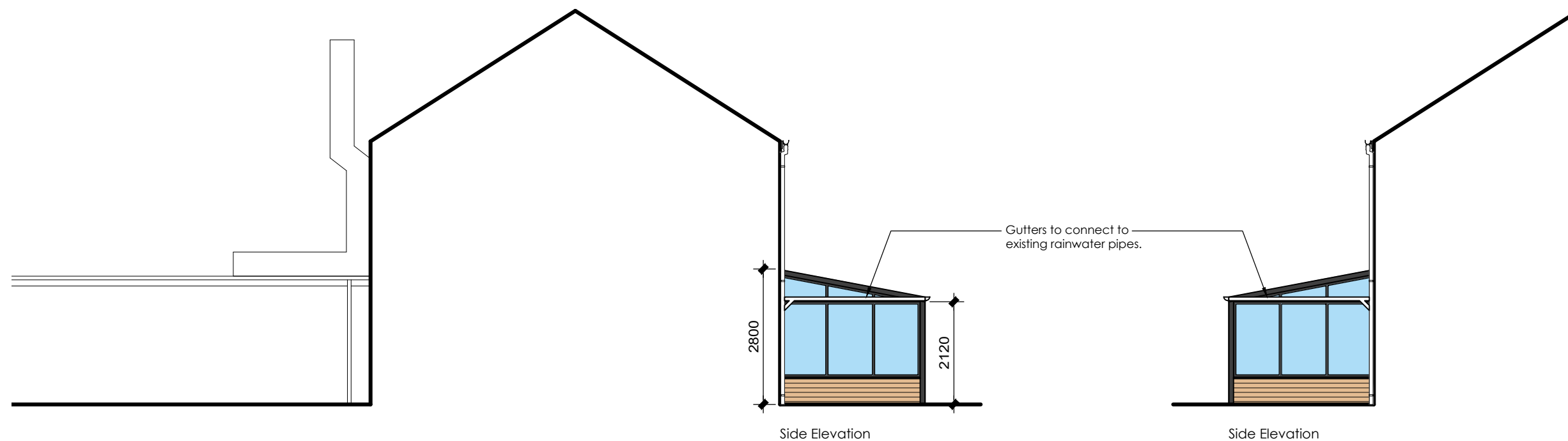
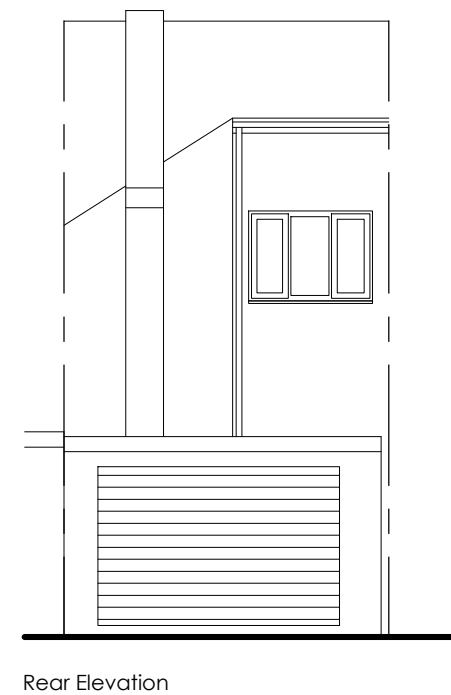
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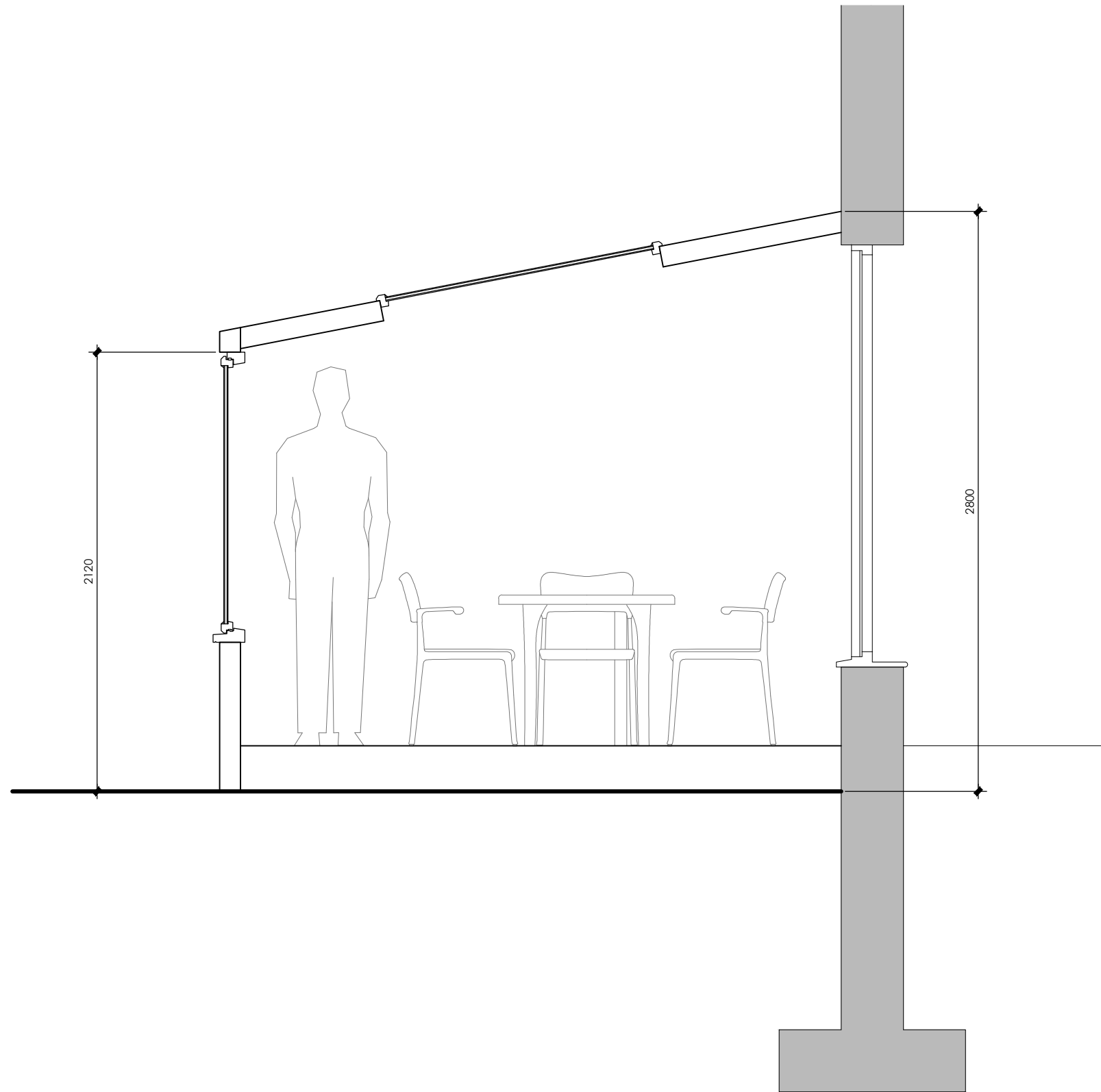
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08. Proposed Section A-A

25009

0m 0.2 0.4 0.6 0.8 1.0 1.2m

1:25 @A3

Replacement & Extension of Canopy

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