

DESIGN and ACCESS STATEMENT

01. INTRODUCTION

Site Address

786-788 Hyde Road, Gorton, Manchester M18 7JD

Proposed Description

The proposal includes the conversion of the existing pub into a community centre. The proposed change of use will allow residents to use the facilities for communal gatherings or organising events such as women empowerment, arts and crafts workshops, support groups, and social events. Etc.



Image 1: Existing aerial view of the site. Courtesy of Google Maps

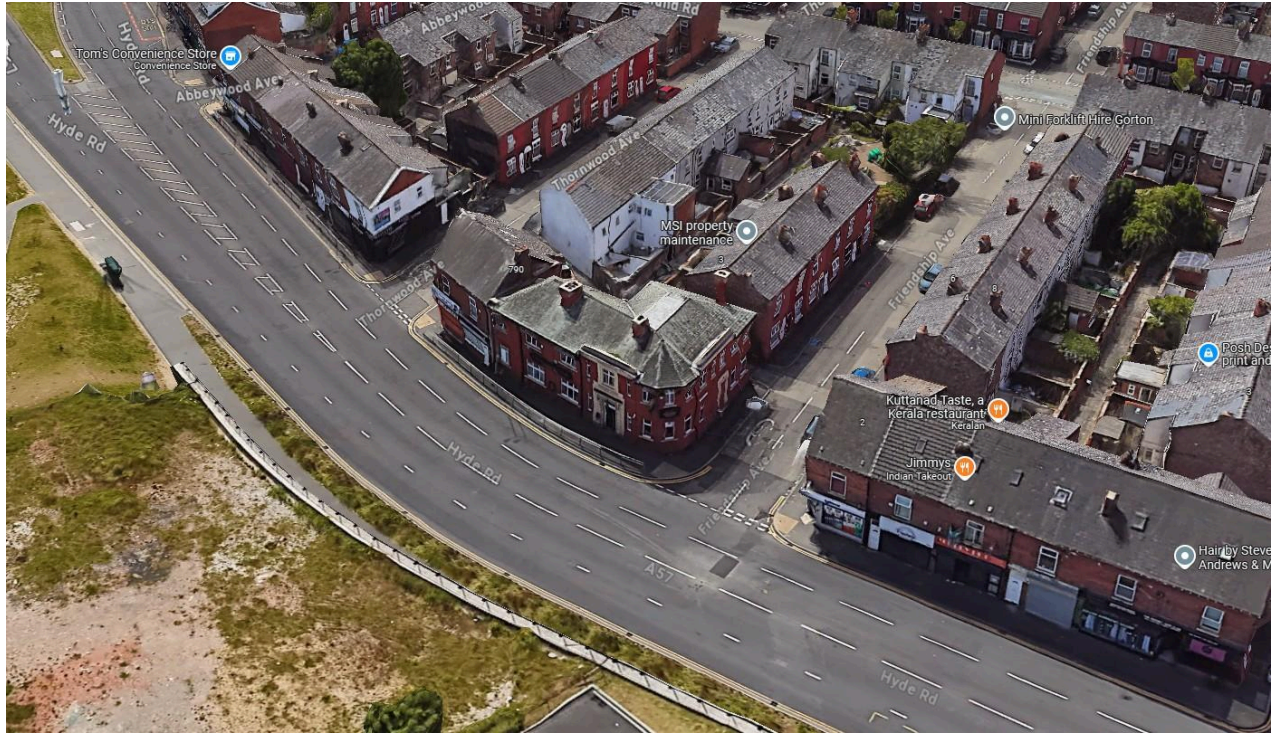


Image 2: Existing bird's-eye view of site. Courtesy of Google Maps

02. SITE AND SURROUNDING

Site Context

The site is located at the junction of Friendship Avenue and Hyde Road. The surrounding area comprises a mix of residential, commercial and educational uses. To the West of the site are the Puregym, Holiday Inn Hotels and a McDonalds.

Existing Use

The building is currently vacant. The last known use as per the planning history of the site was Drinking Establishment (Sui Generis)

03. Planning Policy Context

National Planning Policy

11. Making effective use of land.

128. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: *make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.*

04. Design Principles and Concepts

Use

The proposal seeks to change the existing use of the ground floor to a community centre that will be used by people from all religious backgrounds and communities.

The Proposed change of use is only for the Ground Floor. At this planning application stage, the change of use for the first floor is not confirmed.

Amount

The existing property is a 3-storey including a basement. The profile of the roof is a traditional pitched roof. Externally material consists of brick and stonework. There are no alterations to existing elevations.



Layout

The main access to the site is from Hyde Road. The property is a semi-detached building. To the east, there is a mix of residential and commercial units, while to the west, there are residential properties. At the rear of the property, an outdoor area is accessed from a gully that connects Friendship Avenue.

The site's location makes it easily accessible on foot from all directions, promoting sustainable modes of transport.

Scale

NA

Appearance

There are no changes proposed for the appearance of the external elements.

05. Access Design

Vehicular And Pedestrian Access

The main entrance is accessed from Hyde Road. The ground will have a secure pedestrian entrance, which will be used by the community members.

Separate secured Bin Storage areas are provided at the rear of the property. The collection of the Bins will take place from Friendship Avenue.



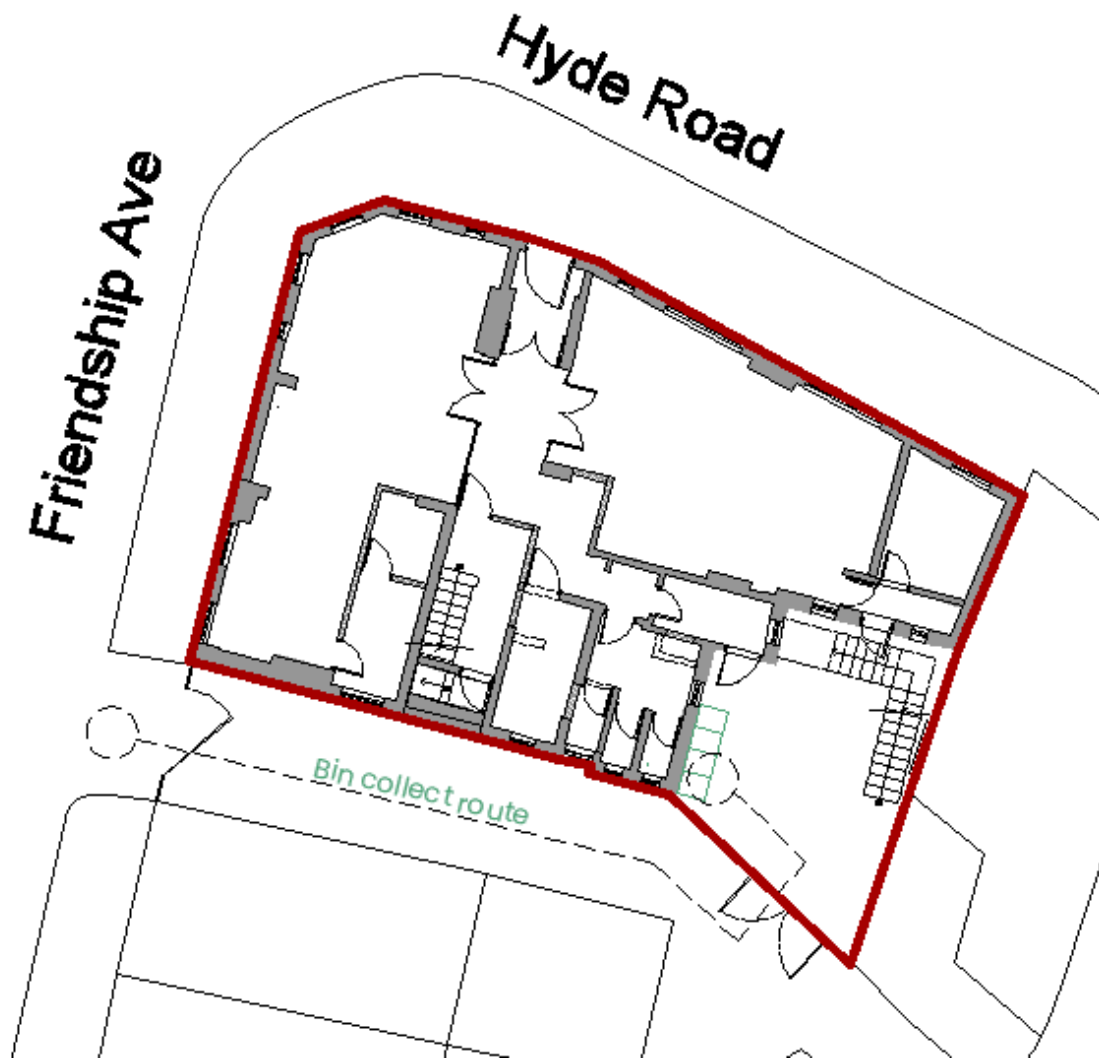


Image 4: Proposed Site Plan

06. Conclusion

The proposed change of use seeks to enhance the existing Pub that was closed down in the last year. The pub was part of the community where people used to enjoy and spend time together. The change of use wants to create a similar approach of bringing communities together and creating a cohesive environment for people.

Through different activities, the proposed use will strengthen all the communities and become a hub for social gathering.