



**Design & Access Statement
(96)001 PL0**

For

**Unit 2
40 Laystall Street
Manchester
M1 2JQ**

(15.10.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr Christos Kasaras to produce this report, which aims to provide information on the existing site and the development works to the site at Unit 2, 40 Laystall Street, Manchester, M1 2JQ.

The unit forms part of a mixed use development with serviced apartments to the upper floors and 6no. commercial units to the ground floor. The development fronts onto Laystall St, Pigeon St and Great Ancoats St. With the site being within the city centre, it is a very busy area with a mix of retail stores and luxury apartments in the vicinity with various new developments being erected. The prospects for the area seem very position with fantastic growth expected.

There is no off street parking available within the site but there are numerous car parks within the area for shoppers and visitors.

The proposed unit forms part of the larger development and is located on the corner of Laystall Street and Pigeon Street.

3. Proposal

The proposal looks to refurb unit 2, 40 Laystall Street to create a café serving cakes, muffins, pastries, and quality tea/coffee. This is the 4th unit being created for the client as it has proven to be highly successful. There is no change of use required as the existing use class approved as part of the larger development is Class E which is the same for a café. However, the works to be undertaken that require planning consent are as follows:

1. Erection of external signage for the business
2. Outdoor seating within the boundary of the site.



The applicant would like to erect a single sign for the brand of the business on the corner of Laystall Street and Pigeon Street. It is a circular black acrylic sign which will be internally illuminated with white LED's. There are no other signs proposed for the development. The signage information is shown on drawing (02)001 PL0.

The other element is for the applicant wanting position compact outdoor seating within the site boundary. The upper floor to the building has an overhang which creates a recess off the public footpath for the benefit of the café unit. We feel it would create an ambience for customers to enjoy the outdoors on summer days whilst enjoying a coffee and snacks.

There are no extensions proposed to the building.

The overall site area is approximately 0.0098 hectares (98m²).

The existing GIA of property is 753sq.ft (70m²).

The proposed GIA of property is 753sq.ft (70m²).

4. Hours of Operation

The opening hours are proposed as follows:

- ◆ 06.00-20.00 Monday to Sunday Inc Bank Holidays

5. Security Measures

CCTV will be already installed to manage any anti social behaviour inside and out of the premises. This will assist the local police for any crimes committed in and around the development site.

6. Bin Storage

Adjacent unit 2, there is the communal and secure bin storage area which is accessible for our proposed unit too. It is conveniently located adjacent the unit and waste is collected on a weekly basis by a specialist waste management firm.

7. Conclusion

We would like the support of the local authority for this application as it would:

- Support a small business to establish an additional café unit for the applicant
- Occupy a vacant class E unit to benefit the area as well the occupants of the residents in the area and beyond.
- Create additional businesses within the area within a more affordable unit size

