

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Mrs Roscoe,

3B Oswald Road, Chorlton, Manchester, M21 9LH Application for a Proposed Use or Development under Section 192 of the Town and County Planning Act 1990: Proposed Use for Artist Studio (class E) and development of the front elevation of the building.

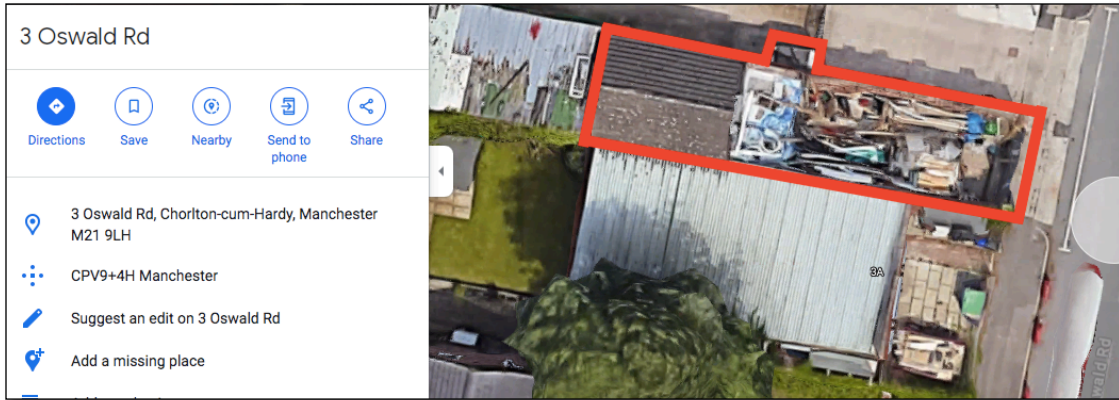
I am pleased to submit this application for planning permission relating to the proposed change of use 3b Oswald Road on behalf of myself; Nick Vorstermans of Studio Critical.

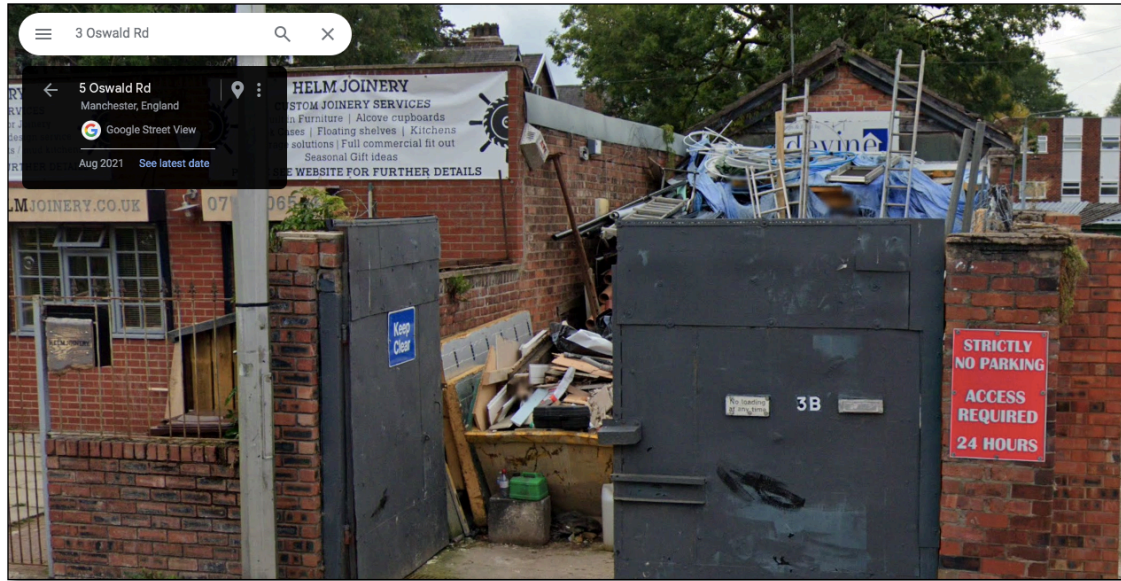
My business, Studio Critical: is a wood based studio practice. I make wooden objects, such as; spoons, bowls and furniture, from mostly salvaged/reclaimed wood. I work primarily with hand tools and occasionally use power tools. My intention for the space is that it will be my studio/workspace, with a small gallery/showroom at the front of the building. In addition to working on my own creations I intend run 3 workshops a month for up to 8 participants.

The Site and Proposal

3B Oswald Road, Chorlton-cum-Hardy, M21 9LH is situated on Oswald Road, close to the junction with Nicolas Road. The plot consists of a walled yard leading to the single story building at the rear of the plot. The building is currently a vacant but has been used as both storage (Class B8) and as a workshop (Class E) in the past. This application will put forward the case to change/confirm the use as an artist studio (Class E). In addition I am proposing the addition of a frontage consisting of timber and glazing to the building, as currently the front elevation is not enclosed. Studio Critical: is a studio based artistic practice that makes wooden bowls, spoons and furniture, using mostly hand tools and traditional craft techniques.

The site is 20.1m x 4.8m plus a 1.2m x 1.4m annex for the toilet, there is a walled yard, which is paved. There is currently no existing landscape or planting on site. The yard is enclosed by 2 full height metal gates, which defines the immediate boundary to Oswald Road, set back of pavement. There is a single story building to the west of the site, set back from the front gates. back of the site, which is 9.3m x 4.8m (please see attached site/layout plan for full dimensions and details). The current use of the site is unused/vacant. Photos of the recent state of the site below.





In the below Design and Access statement I aim to demonstrate compliance with planning policies and add support for my application for planning permission.

The Proposed Design

This application is for the change of use for the property at 3b Oswald Road. In addition, the proposal is to alter the existing façade and thresholds into the property.

As the front elevation of the building currently does not have any doors, windows or a frontage, this application proposes to add a frontage constructed of timber and glazing (paint with Dulux Heritage colours - Sage Green). The frontage design (see drawing no. a1 and accompanying illustrative visual) will reference the vernacular design of the surrounding conservation area and continue the tradition of timber shop fronts that are prevalent in Chorlton-cum-Hardy today, including nearby shop fronts in close vicinity of the application site.

The below illustrative visual, also attached to this submission, illustrates the design intent of the proposal. The style will be complimentary to the nearby shop fronts on Oswald Road and Nicolas Road and will visually elevate what is currently a vacant building. My plan is to design the front of the plot as a front yard, creating an urban garden with planting to make a welcoming entrance that allows space for biodiversity, cycle parking, wood storage and maintains the current single parking space. As mentioned above, the current building will benefit from the addition of a timber and glazed frontage in keeping with the local Victorian vernacular of the neighborhood.



The front gates will be open Thursday 8:30 – 17:30, Friday 8:30 – 17:30 and Saturday's 10:00 – 16:00 and locked out of hours. In addition I will be working in the studio Monday – Wednesday 9:00 – 17:00. 2x Thursdays per month I will open 17:30 – 21:00 for public workshops and 1x Sunday per month open 10:00 - 5:00 for public workshops. Any power tools would only be used within the hours of 9:00 – 17:00 Monday – Friday.

Planning Policy Context

The plan for the frontage, as well as the addition of a garden will protect and enhance the natural and built environment on the site as outlined in the 'MCC Core Policy – SO6 – Environment'. These additions will help to both minimize the impact on the surrounding environment and heritage assets and enhance them.

In accordance with 'Manchester Core Strategy 2012 to 2027 Policy SP1' our development of the building and change of use will make a positive contribution to the neighbourhood by creating a well-designed space that is characterful, natural, and accessible. These improvements will enhance the character of the building and site, in line with the vernacular of nearby buildings. The current layout and footprint of the building will not change and, as it is on a single level, it will remain accessible for all abilities.

Access

Access to the site will remain from Oswald Road with no alterations required.

One of the reasons I would like to have my business located in Chorlton-cum-Hardy is the newly constructed cycling infrastructure. As an avid cyclist this is a major factor in making both my commute to work safer and more enjoyable, as well as encouraging any visitors to the studio to embrace active travel as a way to get to the site.

In the front yard I will provide a bicycle rack with 3 cycle spaces as well as retaining the single motor vehicle parking space. In doing this work it will create a clean and vibrant space that uplifts the surrounding area, is sympathetic to the local vernacular and improves the overall appearance of the area. It is also my belief that the addition of a traditional artist/craftsperson will benefit the local area

and add interest to the variety of shops in the surrounding neighbourhood.

Operation and Sustainability

My business is proud to practice principles of the circular economy, I mainly use salvaged wood, obtained from local tree surgeons and waste wood shavings are then delivered by bicycle to local allotments to use as mulch. In addition I only use natural products to finish our wood objects. As such I produce a minimum of waste, consisting of only packaging from purchased supplies. I will be using an on demand waste bag service provided by Business Waste Ltd. Bag collection will be once a week (if necessary) and from the street.

The site will hold an artist studio with one full-time person working there, myself. I do not own a car and cycle to work. As such, I do not anticipate an impact on motor vehicle traffic. As mentioned I will encourage my visitors to use active modes of travel and if necessary, park in the nearby car park off of Nicolas Road or utilize on street parking as required.

In summary, my plan to change the site's use class from B8 – Storage to E – Artists studio will be a beneficial inclusion to the neighbourhood with it's addition of a traditional timber and glazed shop front in the vernacular style of the Wilbraham Road / Edge Lane Conservation area. It will create a landscaped yard space that will be open to the public during opening hours, bring a traditional artist/craftsperson to the neighbourhood and aligns with the values of the neighbouring area. In accordance with Manchester Core Strategy 2012 to 2027 Policy SP1 we will make a positive contribution to the neighbourhood by creating a well-designed space that is characterful, natural and accessible.

In addition to this cover letter/design and access statement, drawing no. a1 that identifies the application site/premises, location plan and completed application forms for planning permission have been submitted via the Planning Portal.

The application fee (£648) will be paid during the submission of the application via the Planning Portal.

I trust that this information is sufficient to enable approval of Planning Permission for a Proposed Use or Development to allow for use of the premises as an artists studio (Use Class E).

If you require and further information please do not hesitate to get in touch. I look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Vorstermans', with a stylized, elongated flourish at the end.

Nick Vorstermans