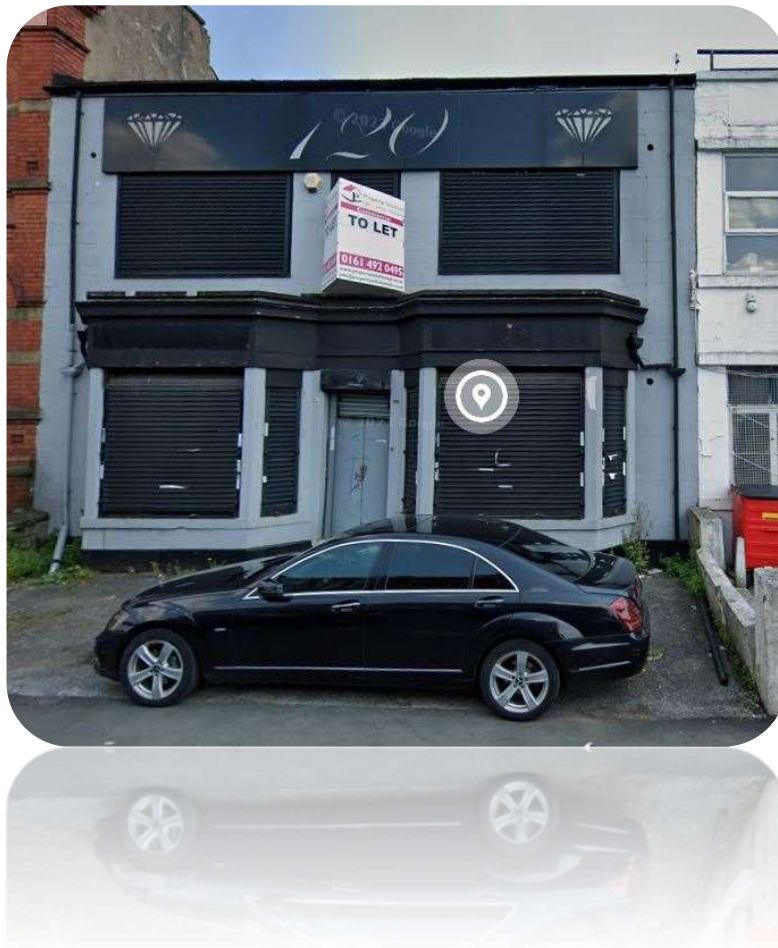


**DESIGN AND ACCESS REPORT
FOR THE PROPOSED
CHANGE OF USE FROM CASH & CARRY
TO CLASS C1 SERVICED LUXURY CITY APARTMENTS
AT NO.120 CHEETHAM HILL ROAD,
MANCHESTER M4 4FG**



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CONTENTS PAGE

1. Introduction
2. Site Description
3. Proposed Scheme
4. Access
5. Conclusion

1. Introduction

- 1.1 The following Design and Access Statement has been prepared to accompany the Application for Planning Permission submitted on behalf of Mr. Adeel Hussain and will assess the proposed change of use from cash & carry to class C1 Serviced Luxury City Apartments. This is to provide supplementary evidence in support of a new planning application submitted to Manchester City Council. This report satisfies the provisions of the Planning and Compulsory Purchase Act 2004 which required applications to submit a Design and Access Statement taking into consideration the pertinent aspects of the development. This statement should be read in conjunction with the drawings submitted as part of the application submission.

2. Site Description

- 2.1 The application site relates to 120 Cheetham Hill Road, a two storey mid terraced building with a row of 4 similar units between Fern Street, Knowsley Street, and St Chads Street. There is no car parking to the rear of the units available for staff parking. However, a space has been allocated for deliveries within the courtyard area with an accessible metal gate. There is no tree reservation order on this site.
- 2.2 The site is located adjacent to a busy, north/south arterial route situated in an area defined by a mixture of large and small premises occupied by wholesalers, and distributors involved predominantly in textile, clothing, information communications and technology. The area also includes food and drink businesses, opposite the application site HMP Strangeways is situated a short distance, whilst the city centre is situated approximately 1 km to the south.
- 2.3 There is high rise apartment building nearby called Hill View Apartments just a few blocks away from No.120, Cheetham Hill Road. There is also a number of food establishments on the opposite side of Cheetham Hill Road near the site. Description of development Change of use from cash and carry to Serviced Luxury City Apartments (Class C1) with associated internal alterations other external changes will consist of the removal of existing security roller shutters to the front windows, upgrade of new U-PVC windows some will be fire escape with privacy glazing and new fascia / projecting signage.



Figure 1 Aerial View – 120, Cheetham Hill Road, Manchester M4 4FG

3 Proposed Scheme

- 3.1 The proposed development is a change of use from cash and carry to (class C1) Serviced Luxury City Apartments. The proposal will include associated internal and minor external changes without impacting any nearby surroundings or listed buildings. The ground floor will provide a laundry service and a dedicated on-site staff for booking in guests as well as an automated service. Other works will include new non-loading bearing partitioned walls to form new bedroom apartments. There will be 2 apartments serving the ground floor and 3 apartments serving the first floor. The existing means of escape existing metal fire escape doors to the rear will be used as existing with appropriate 'running man' directional arrow illuminated signage throughout the building as well as upgrading 30min fire doors in common areas.
- 3.2 The Serviced Apartments will have an open layout with a Jacuzzi hot tub and open plan lounge area. There is no kitchen in these apartments – a similar concept as Livi Serviced Apartments in West Yorkshire. Disabled parking bay to the rear close to the rear fire exit door as well as a disabled W.C. to the rear of the building easily accessible. The first floor will have a dedicated gallery hallway with seating area. A proposed Paxton or similar door entry system to be installed to the front and rear entrance and exit routes, internally lighting will be upgraded to LED & emergency lighting the supply and installation of a new fire panel and additional hard-wired interlinked smoke detectors and call points in the common areas. For the welfare and safety of the public and end users of the Serviced Accommodation there will be CCTV installed to the front and rear elevations which will be regularly monitored in the staff office.

- 3.3 There is space to the front for a dedicated drop off, if possible, the rear yard will have two staff parking bays and one disabled parking bay. There is restriction in place with parking on Cheetham Hill Road and there is potentially significant on-street parking nearby. The proposed development will not adversely impact the issues with parking.

4 Access

- 4.1 Main front access to the existing property is via a stepped approach with this in mind a temporary portable ramp with a gradient of 0.333mm is to be provided on site and to conform with BS 8300 inclusive design and Part M of the Approved Document (2010). There is an existing means of escape to the rear of the property again with a stepped approach with the use of a temporary portable ramp in place if required.
- 4.2 The Government's policies relating Planning to transport and its objectives for movement and transport are set out in a series of Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). To facilitate a near level entry and to provide the best site lines. Vehicle turning area is provided within the site.

5. Conclusion

- 5.1 It is felt that the proposed development would not cause any detrimental impact to the existing street scene or externally. This is considered to accord with the relevant policies of the Replacement Unitary Development Plan (RUDP). The evidence picked up during my site synopsis suggest that this proposed development should not increase the need of additional parking this should not create further congestion. The proposed development will cover the following Manchester core strategy policies and NPPF: SP1, DM1, and T2.
- 5.2 The use of the premises as class C1 will not adversely affect the character and function of the area I believe that this development compared to the previously refused application ref. 134539/FO/2022 Change of use from cash and carry to restaurant (Class E) together with associated elevational alterations and installation of fume extraction flue provides a more sustainable approach without causing congestion and illegal parking in the area. We trust that this proposal meets Manchester Strategy Core Policies, NPPF for the Local Plan for Manchester City Centre.

