

DESIGN AND ACCESS STATEMENT

Proposal: Lawful development certificate for change of use of building into a Café under the same use class (Class E).

Address: 99 Beresford Rd, Levenshulme, Manchester, M13 0TA

Date: 12/05/2024

The Proposal

The building is located on Beresford Rd. in the vibrant area of Manchester. No. 99 Beresford Rd is currently a thriving Mini market business and has a storage building behind it. The building is amidst other thriving businesses. Examples are: all the shops sharing the terrace building with No 99 Beresford Rd.; the Academy on Montgomery Rd., the Islamic Education Centre, as well as the Makki Masjid two blocks away.

The proposed site/building faces Montgomery Rd. The applicant proposes to use the building as a Café for sale of tea, coffee, cold drinks, cakes, sandwiches, and other pastries. The café is intended to be the daily destination for local coffee lovers who start their businesses early. The Café is a welcome addition to the businesses as it seeks to serve the community. Furthermore, the change of use is within the same use class, Class E to be precise. See Architectural drawings submitted with this application.

Layout

The internal floor layout remains the same.

Effect on, and appearance of the property:

The proposals will have a negligible effect on the original features of the Property and will seek to the storage space to serve the wider community. The existing building features including materials, colour, and appearance will be always maintained and original features will be maintained.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd