

Outside Furniture - Kampus

Executive Summary

This document is submitted with reference to Planning Condition 28b of application number 115570/FO/2017 known as Kampus, Aytoun Street, Manchester and addresses planning condition 28(b) relating to outside furniture.

Planning Condition 28b

In relation to the commercial units the following details shall be submitted and agreed in writing before the first occupation of the units.

(a) A signage strategy

(b) A layout and design for any outside furniture and associated fixtures and fittings

Reason – In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of the building in accordance with policies SP1 and DM1 of the Core Strategy.

Scope

Kampus is a mixed use residential led development. The apartments are operated as Build to Rent and the operator, Native, have a 24/7 presence on site and are also responsible for estate management which includes enforcing the terms of individual commercial leases in relation to outside seating areas.

Each commercial unit at Kampus is allocated a defined outdoor seating area, as indicated in the attached plans, which is occupied under licence controlled by the landlord. The outside seating areas are allocated on licence (rather than lease) so that the landlord can, if necessary, revoke the licence or make changes in the interests of good estate management and to ensure residential amenity.

All outdoor seating areas are contained within the private estate. Under the terms of the licence, all furniture must be loose and remain within the designated area during the day. The furniture is either taken in overnight, or where space permits, moved to and secured externally by the individual tenants to ensure that people are not encouraged gather outside of the designated operating hours.

Each commercial tenant is responsible for maintaining their furniture, so that it is safe, clean and does not present a nuisance to other users at all times and the on-site management team enforce the estate requirements.

Occupiers

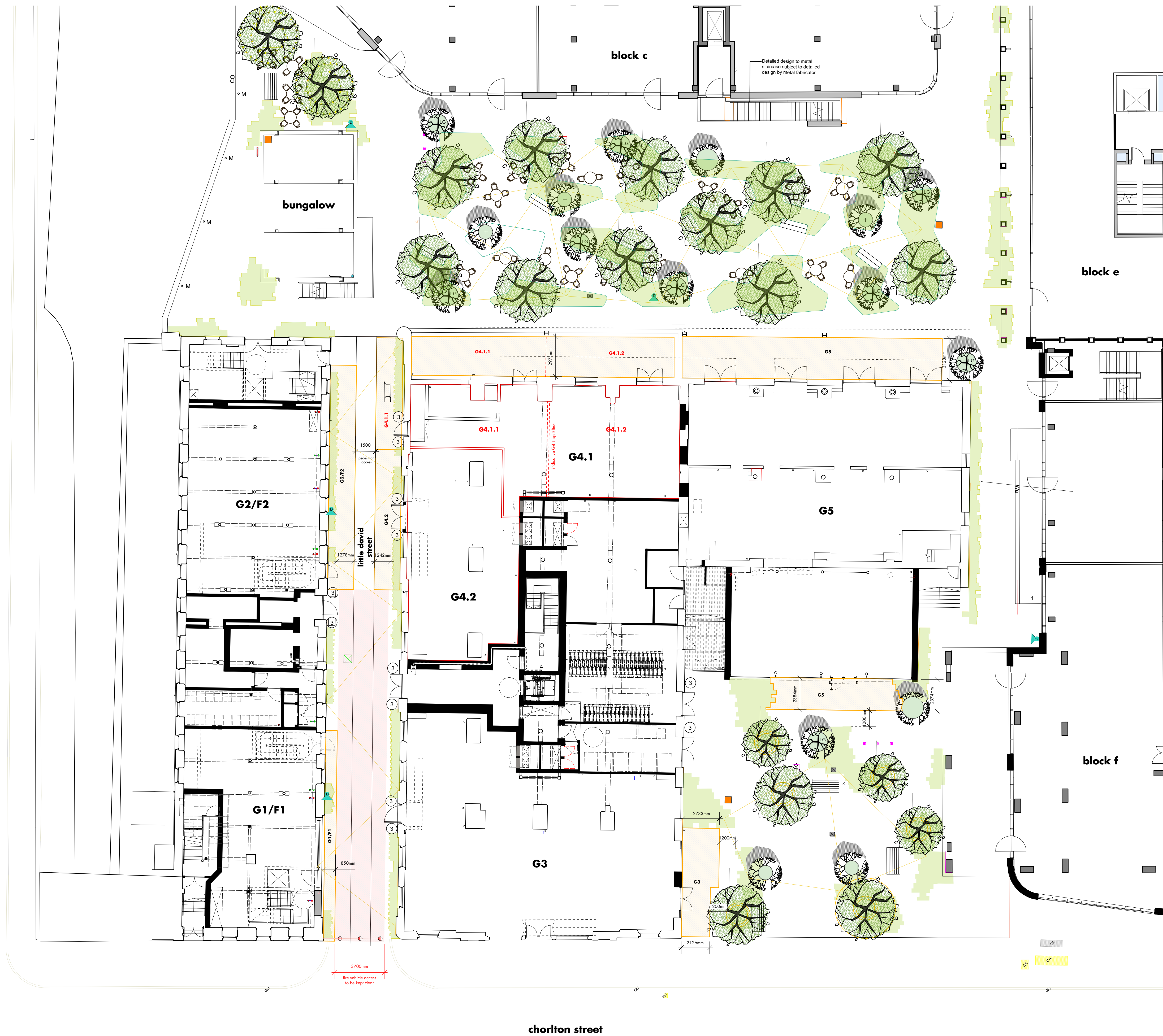
Unit (as detailed on plan overleaf)	Occupier
G.4.1.1	Great North Pie
G4.1.2	Barkside
G3	Madre

NATIVE

RESIDENTIAL

G4.2	Red Light
G2	TBC
G1	TBC
G5	TBC

canal street



- key
- tenant external seating
 - area to be kept clear for fire service access
 - flush planting beds

C1 • first issue for client review
rev • description

17.05.21 • hmg • jr
issued • drawn • checked

shedkm

project • listed buildings
client • mount anvil
drawing number • KAM-SKM-LB-00-DR-A-[LD]500 C1
scale • 1:250 @ a1
status • construction

commercial units external seating plan

do not scale from this drawing • all dimensions are to be set out and checked on site prior to starting construction • any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be brought to the attention of the project architect immediately