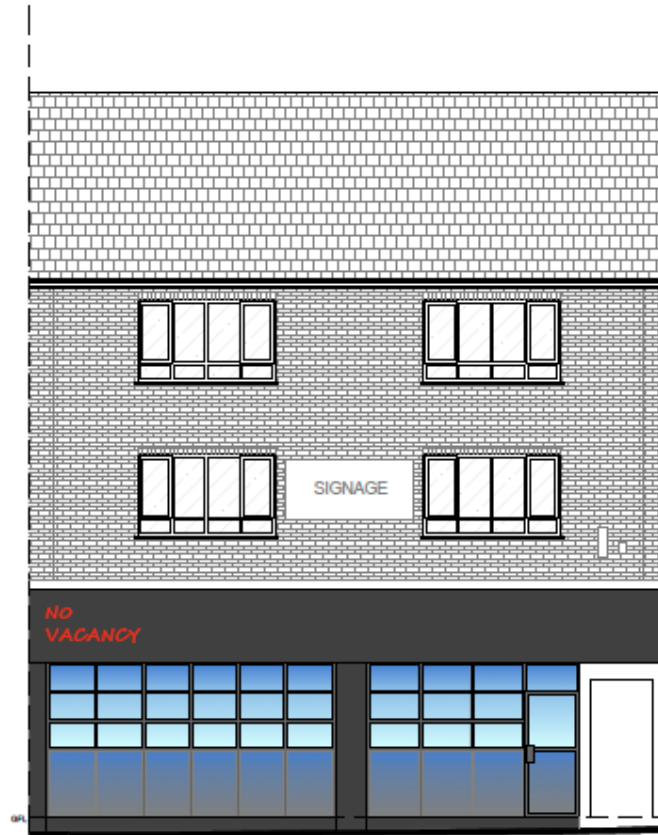




PROPOSED CHANGE OF USE, 71-73 BRIDGE STREET, MANCHESTER, M3 2RH

CLIENT: MR IAN MAUGHAM
REVISION: DRAFT 1
DATE: JUNE 23

DESIGN AND ACCESS & HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Forward

This statement has been prepared on behalf of Mr. Ian Maugham to support a full planning application submission for the change of use from existing Dry Cleaners (Sui-Generis) to a bar/restaurant. The proposal also includes elevational alterations to the shopfront at 71-73 Bridge Street, Manchester, M3 2RH. In addition to this application we will also be submitting an application for the new advertisement/signage, as advised by the Manchester Planning team.

Design and Access Statements are required by the Planning and Compulsory Purchase Act 2004. This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance "Design and Access Statements — How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The purpose of this document is firstly, to provide information concerning the design of the development; secondly, to outline the broad design principles that have led to the form and type of development proposed and thirdly; to set the application site in context with its surroundings.

1.2 THE APPLICATION

In addition to this report, the application is supported by plans and elevations:

OS – Location Plan

01A – Existing Basement and Ground Floor Plans

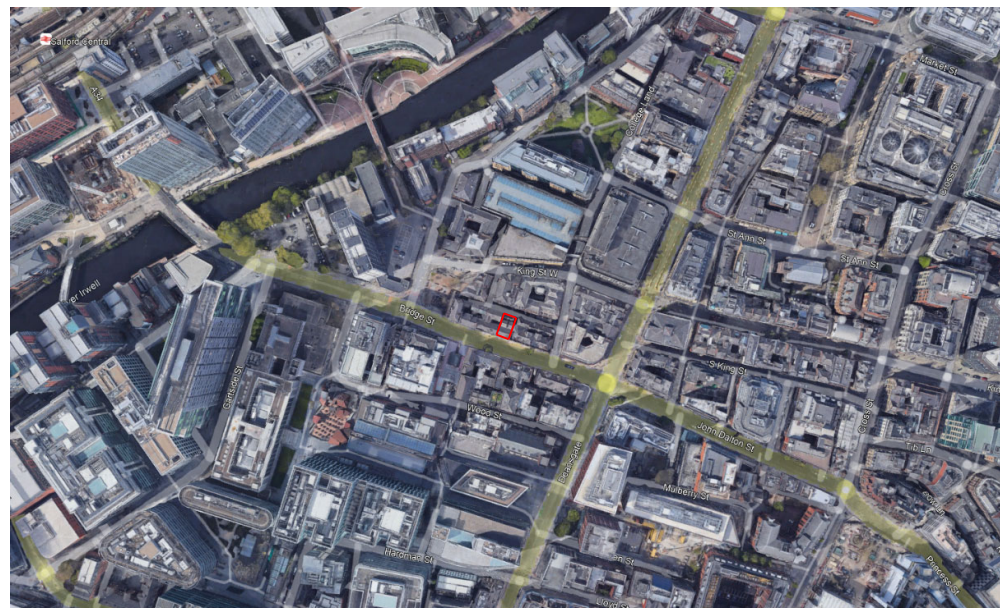
02A – Existing First and Second Floor Plans

03A – Existing Elevations

04A – Proposed Basement and Ground Floor Plans

05A – Proposed First and Second Floor Plans

06A – Proposed Elevations



2.0 CONTEXT

1.3 SITE LOCATION & DESCRIPTION

Granada dry cleaners was previously trading since 1958, the building is situated at 71-73 Bridge Street. The business covered the basement, ground floor, part first floor and second floor on the building. The building is a red-brick building with a tiled roof, the overall height 3.5 storeys, with the uppermost floor occupying the roof space.

Bridge Street is a busy thoroughfare, linking central Manchester with Salford, and as consequence is a primary bus corridor, in and out of the city. Bridge Street becomes New Bailey Street at the Albert Bridge crossing the River Irwell into Salford.

There are a mix of businesses based on Bridge Street, most of which are small / independent business. Café Istanbul sits next to the application site on the right and The Bridge Tavern opposite. There are also a number of public houses in Bridge Street, with further leisure premises located within King St, Deansgate and Spinningfields.

The existing premises has a glazed aluminum framed shop-frontage. With entrance doors on each end and face fixed signage is positioned above the shopfront with accompanying window signage.

Bridge Street falls within the curtilage of the Parsonage Gardens conservation area. There are no listed buildings neighbouring the site, though there are 2no. listed buildings on the opposite side of Bridge street. These are Manchester Freemason's Hall, which is Grade II listed (1197809), and the Grade II listed Sawyer's Arms Hotel (1282973) located at the junction with Deansgate.



Property from Bridge Street



Property from Back Bridge Street

3.0 DEVELOPMENT PROPOSALS

The site currently trades as a Dry Cleaners (Sui Generis) the basement area (190m²) was generally used as storage and staff facilities. The ground floor (180m²) was used as a reception, sorting and washing areas for the business. The first floor room (51m²) was used as a drying area, with an industrial dryer present which required a void in the ceiling level to take up part of the second floor plan also. The second floor (32m²) as mentioned was used for part of the drying process and served as an office to staff.

The proposals include the intention to proposed new signage/lighting to the front of the building, we will also be submitting an advertisement/signage application as requested by the council.

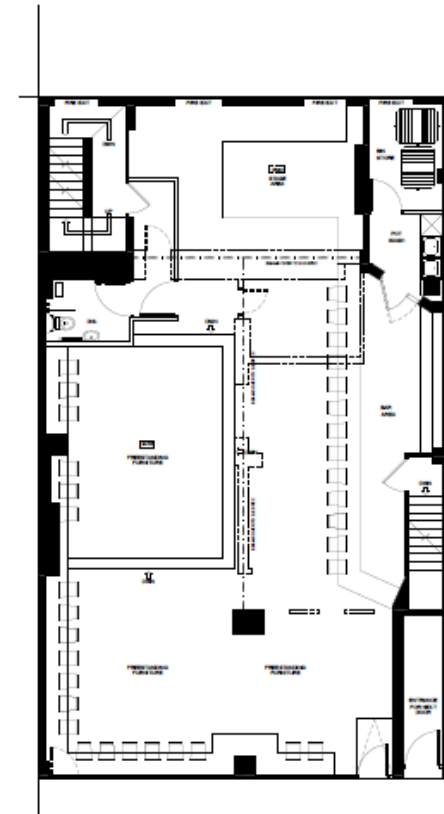
The frontage of the existing shop front is to change, the left hand side entrance door will be removed. New aluminum window framing is to be proposed along two large bays separated by an existing column. The new windows style will be shuttered/openable, so users of the establishment can enjoy their drink/food, while enjoying watching the world passing by. Similar too many bars in the vicinity.

The proposed basement will serve as the kitchen for the bar area, customer toilets, storage and staff facilities. The ground floor will be the bar area with accompanying stage for live music. There will also be space allocated for a bin store and pot wash area. The first and second floor areas will be for the office and staff room.

The proposed bar/eatery will operate at opening times similar to adjacent business of similar type from 10:00 am to 4am.



PROPOSED BASEMENT FLOOR PLAN
1:50



PROPOSED GROUND FLOOR PLAN
1:50

4.0 NATIONAL AND LOCAL PLANNING POLICY

National Planning Policy (NPPF)

The Government published the National Planning Policy Framework (NPPF) in November 2011. It states that the NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. It further states that the purpose of the planning system is to contribute to the achievement of sustainable development and for decision-takers there is a presumption in favour of such development where proposals accord with the development plan.

Paragraph 23 of NPPF requires planning policies to be positive and promote competitive town centre environments that provide customer choice and a diverse retail offer and for local planning authorities to recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.

Paragraph 60 of the NPPF states “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

Local Planning Policy

The City Wide Development Control Policies states that “shop fronts and associated signs respect the characteristics of the building”, the proposal takes this into consideration and has subsequently provided new signage which enhances the building through its subtlety and simplicity.

City Wide Development Control Policies

10. FOOD AND DRINK USES

In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a.** the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b.** the effect on the amenity of neighbouring residents;
- c.** the availability of safe and convenient arrangements for car parking and servicing;
- d.** ease of access for all, including disabled people; and
- e.** the storage and collection of refuse and litter.

The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Local Planning Policy

In response to the City Wide Development Control policy criteria, we outline the following:

a) The neighbouring properties in Bridge Street, are all believed to be in commercial or leisure use, for which some premises have late night licenses. Crazy Pedro’s is licensed to 4am.

b) There will be no negative effect on amenity of neighbouring residents as this isn’t a predominantly residential area. Also other establishments in the vicinity share the same use glass and opening hours.

c). Car Parking is available within a short walk from the restaurant. The multi storey car park on King Street offering 554spaces. There is also a surface car park located on Bridge Street, by Albert Bridge offering 73 spaces.

d) The site is easily accessible to disabled patrons, with access directly from Bridge Street.

e) The premises on Bridge Street and King Street West are all serviced from Back Bridge Street, with most properties storing bins within the paved areas.

5.0 LAYOUT

Good design is central to all objectives of national and local planning policy. Section 7 of the National Planning Policy Framework relates to Good Design. In summary it seeks that designs aim to ensure developments:

- will function well and add to the overall quality of the area;
- establish a strong sense of place;
- respond to local character and identity;
- create safe and accessible environments;
- are visually attractive as a result of good architecture and appropriate landscaping.

The National Planning Policy Framework identifies 12 core planning principles which should underpin both plan making and decision taking. Amongst other things planning should:

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas.

7.0 SUMMARY & CONCLUSION

This statement has been prepared on behalf of Mr. Ian Maugham to support a full planning application submission for the change of use from existing Dry Cleaners (Sui-Generis) to a bar/restaurant. The proposal also includes elevational alterations to the shopfront at 71-73 Bridge Street, Manchester, M3 2RH. In addition to this application we will also be submitting an application for the new advertisement/signage, as advised by the Manchester Planning team.

The proposed development is 'high quality', is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living as well as being sympathetic with the environment of the established area.

The design for the proposed scheme, as evidenced in this statement and the supporting drawings has been strongly based on retaining the original features of surrounding dwellings, whilst complimenting the character and aesthetic of the area and making the building more functional for the proposed change of use.