

Planning Application Proposal For

Ten new-built three storey Cash & Carry trade units (Sui-generis) with trade counter on the ground floor and storages on the first and second floors and associated car parking and bin stores

DESIGN and ACCESS STATEMENT

INTRODUCTION

This statement has been prepared to support the planning application for **“Ten new-built three storey Cash & Carry trade units (Sui-generis) with trade counter on the ground floor and storages on the first and second floors and associated car parking and bin stores”**

LOCATION

Sherborne Street Trading Estate,
Sherborne Street,
Manchester,
M8 8LR



Image 1: Existing aerial view of site.

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Image 2: Existing aerial view of site.

KEY: Red: Site ;Green: Open green areas ;Yellow: Educational/Religion facilities ;Blue: Wholesale units and commercial spaces



Image 3: Existing Google bird's-eye view of site.

SITE CONTEXT

The proposal is located in Cheetham Hill; an area with a population of approximately 22,500 people that lies on the west bank of the River Irk close to the boundary with the City of Salford.

As a long standing industrial and residential district and bounded by several neighbourhoods including Broughton, Crumpsall and Collyhurst, Cheetham Hill is the home of a multi-ethnic community, heavily urbanised following the Industrial Revolution, Cheetham Hill today is bisected by Cheetham Hill Road, which is lined with a diverse selection of building uses including places of worship, business premises, a mix of residential buildings and a variety of retail uses.

PLANNING POLICY CONTEXT

Based on the Local Development Framework Area of Manchester the site is within the following policy areas:

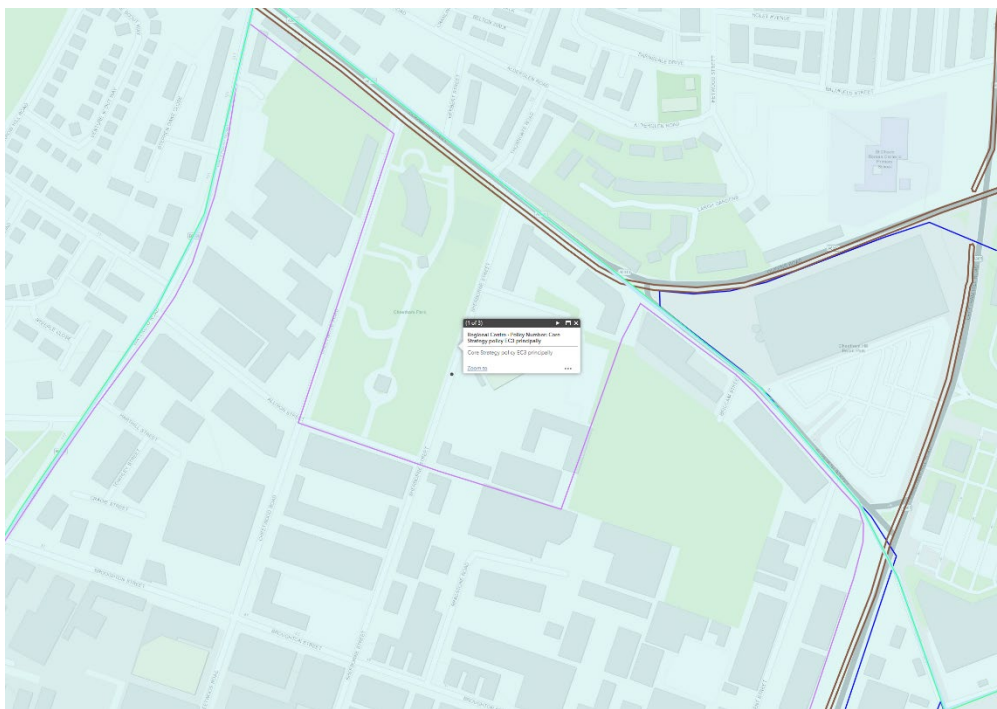


Image 4: Local Development Framework Area Map Browser. Developed by Manchester city council

Manchester City Boundary

Inner areas; **Core Strategy – EC3 principally**

North Manchester (EC4,H3) – Economy and Housing.

PROPOSAL

The proposed planning application aims to build 10 No. three storey cash & carry units with associated car parking and bin stores.

FEATURES ON THE EXISTING SITE

Landscaping and open areas

The proposed development will include three masses containing the commercial units, these masses are separated via servicing roads and car parking spaces. Such arrangement will allow for a balanced built area with good open spaces.

Existing and proposed trees

There are two individual trees and three groups of trees as recorded in the tree survey prepared by Godwins Arboricultural Limited. There are no trees that require removal to enable the construction of the proposed development. As per tree survey, only 'T3' is proposed for pruning and protection root area. Guidance and recommendations are provided in the tree report.

Boundaries

Proposed boundary treatment would include a galvanized metal palisade to run along the perimeter on three sides excluding the vehicular access and unit frontage across the street frontage.

Adjoining buildings and listed buildings

The proposed site is bounded by commercial units to the east and south. There is a mosque to the north and a Grade II listed bandstand within Cheetham Park across the road from site. As per the Heritage Assessment prepared by Caroline Tamworth Planning, the proposed building is deemed to have a neutral effect on, or cause less than substantial harm to the setting of the nearby listed structure.

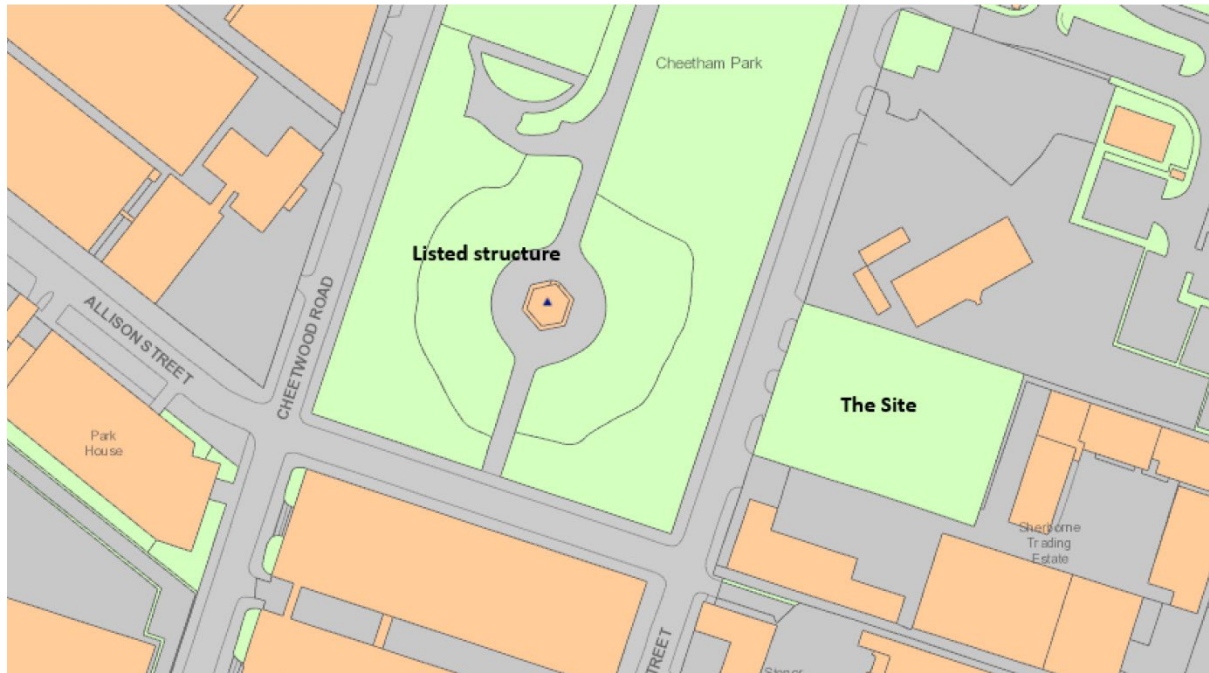


Image 5: Extract from Heritage Assessment prepared by Caroline Tamworth Planning showing listed structure



Image 6: Extract from Heritage Assessment prepared by Caroline Tamworth Planning showing listed bandstand



Image 7: Google Street view from Sherborne Street.



Image 8: Google Street view from Allison Street.

ACCESSIBILITY

The scheme follows the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007

The proposed development is located at 1.2 miles away from Victoria station. Main Bus lines are 0.2 miles away (3 minutes walking from the site) and the service works every 10 minutes to the city centre.

One of the main cycle paths is located in Cheetham Hill (0.3 miles).

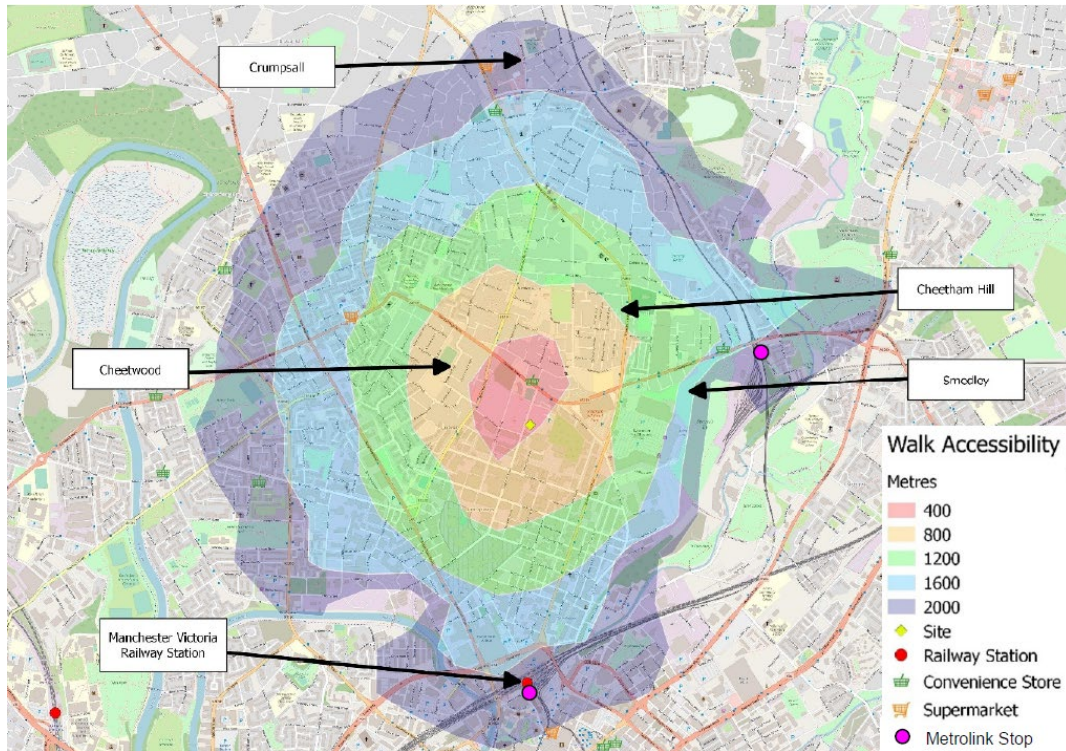


Image 9: Walk accessibility analysis prepared by SCP

The proposal includes in curtilage parking for 16 cars. The vehicular and pedestrian entrance to the premises will be via a single access from Sherborne Street via a simple priority junction as per recommendations in Transport Statement prepared by SCP.

As per Transport Statement, the accessibility of the site has been assessed by foot, cycle, bus, tram and train modes. Overall, the site is considered to be extremely well located in terms of its accessibility by all these major non-car modes of transport. As such the level of car parking is considered to be suitable given the availability of alternative modes of transport as well as the proximity of everyday facilities to the site.

BIN STRATEGY

Bins are proposed to be collected within the premises, please refer to swept path analysis included in the Transport Statement. There are two proposed bin stores on either side and each bin store will contain 7x1100L Euro bins, a total of 14x1100L bins will be allocated of which 7 bins will be for general waste and 7 for pulvable recycling. Collection will be arranged with a private contractor on ad-hoc basis.



LAYOUT OF PROPOSED DEVELOPMENT

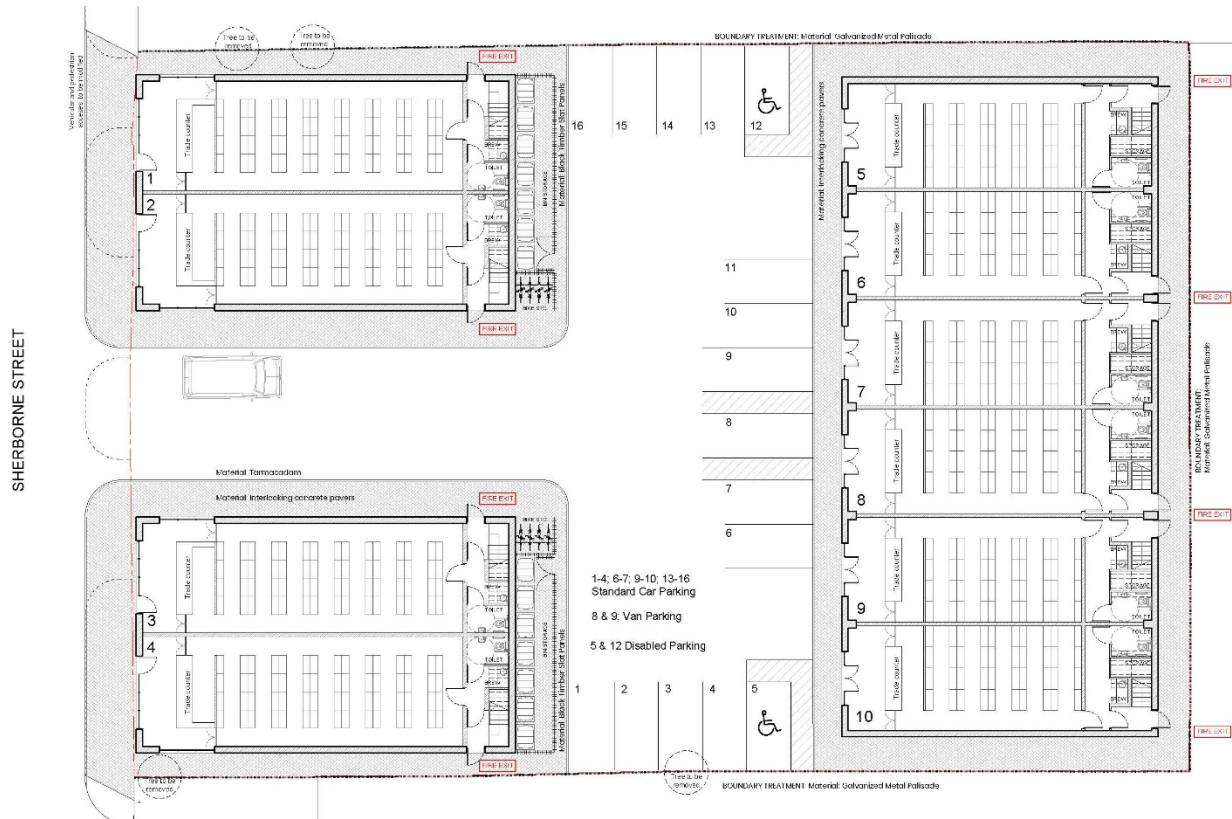


Image 11: GA Masterplan

DETAILS OF THE SCALE/APPEARANCE OF THE PROPOSED DEVELOPMENT

The proposal follows the Guide to Development in Manchester Supplementary Planning Document and Local Development Framework.

'Policy EC 3:

The Regional Centre within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. Office developments will be appropriate providing that:

- *They are in locations which are well connected by sustainable transport to both the City Centre and residential areas, and*
- *The scale and type of office development does not undermine delivery of employment space within the City Centre'.*

The site is located in a prominent commercial area containing predominantly warehouses and cash & carry units. The proposal will be towards a useful use of the land by encouraging employment in the designated Regional Centre.

SCALE MASSING

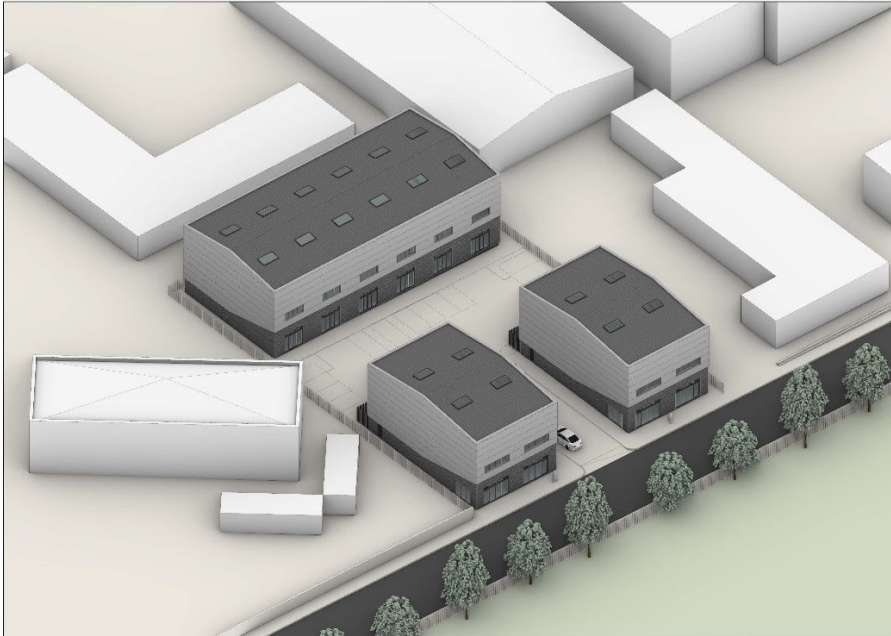


Image 12: Artists' illustration showing the proposal and its integration with surrounding buildings

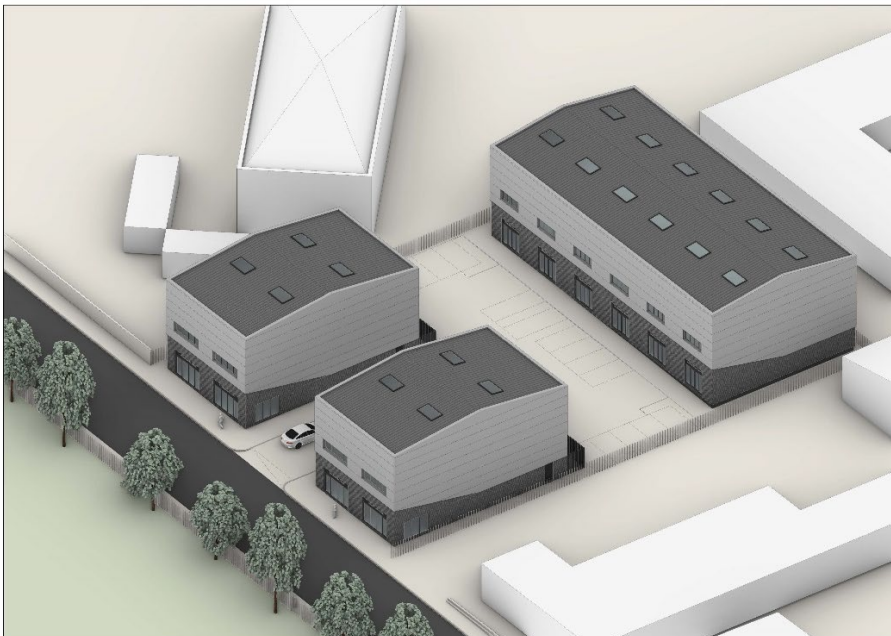


Image 13: : Artists' illustration showing the proposal and its integration with surrounding buildings

The arrangement of masses is such that it makes a good use of the land without being overbearing or incongruous to the surrounding buildings.

Proposed materials include the use of grey facing brickwork for the ground floor and light grey architectural walls for the upper floors.



Image 14: Artists' illustration showing a human eye view of the proposal in relation to Sherborne Street



Image 15: Artists' illustration showing a human eye view of the proposed building, choice of materials and vehicular access

CONCLUSION

The proposal aims to make a good use of the currently vacant derelict land by proposing a balanced footprint of 10 No. three storey cash and carry units with off road car parking spaces. The proposal would improve the street scene along Sherborne Street without causing harm to the listed structure in Cheetham Park.