

Application number: 133780/FO/2022
Proposal: Cafe Bar
Location: 27 Gun Street, Manchester, M4 5DN

In response to letter ufm7

1. The site edge red has been amended to include this area
2. Revised description: Application for the change of use at 27 Gun Street, Manchester. The application is for change of use as identified in the application form. This application includes the introduction of an outside seating area to serve the cafe with retractable canopies. Planting within moveable boxes is provided.
3. Heritage Statement-

The proposal sits within an existing carpark. This area of the carpark is designated as storage, at present it is not used. Our scheme looks to introduce a meaningful use into this area. Currently this elevation of the car park does not have a live frontage the introduction of a new use will bring a welcomed use to the street. The proposal will not involve the construction of a new building so can not have a negative impact on the conservation area in a built environment sense.

Our proposal does include the introduction of an external seating area and associated canopies to provide cover during inclement weather, This area is intended to be open to use by the public from the hours of 7am until 12pm. This area has been identified on our ground floor plan.

The proposal will add to the conservation area and not detract. The building which the unit is proposed at present is a relatively new build carpark which has no architectural merit.

4. City Councils proforma is an attachment with this email.

5. Roller Shutters:

