

TO: Manchester City Council, Planning
ADDRESS: PO Box 532 Town Hall
Manchester M60 2LA

Design & Access Statement

DATE: 15.07.22
REF: 495.400.002 – Rev B
JOB: 495 Park Street - Kitchens

1.0 Introduction

This Design & Access Statement has been prepared in support of the planning application for the change of use of a vacant two-storey building into commercial kitchens.

1.1 Site and Context:

The Site is located to the north, at the edge of Manchester City, and within Strangeways area. It is 10 minutes by foot from Manchester Victoria train station. And less than 5 minutes from the Ring Road (A6042), Bury New Road/Victoria Street (A56) and Cheetham Road (A665) providing great access to the site as well as to many bus routes.

Strangeways area is defined by light industrial buildings and vacant sites mainly used for car parking. It is not a conservation area and is not of environmental interest.

The application site lies in the corner between Park Street and Pimblett Street and it is adjacent to an existing pay and display car park, also owned by our client.

The existing building main elevation faces Park Street whereas it is set back from Pimblett Street. The corner, as well as the adjacent car park, are enclosed with a palisade fencing.

The building is a two-storey brown brick building with a flat roof and heavily secured UPVC windows on the ground and first floor and security wire above the coping. The main access is from Park Street through a secured single door.

1.2 Existing Uses:

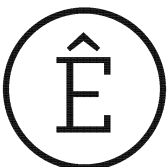
Strangeways area mainly accommodates a mix of light industrial and retail uses. There is also a community centre run with people affected by homelessness nearby. The existing building within the application site is currently vacant, the previous uses are not well documented but we have assumed the uses have Included office and light manufacturing / garment making, which are in line with the proposed use.

As the site is in an industrial area but within a strategic distance from Manchester City and surrounding residential areas, the development of commercial kitchens here is viable. Food delivery to city center residents and office occupiers is in high demand and a growing industry.

2.0 Design

2.1 Use

The application seeks consent for a change of use for commercial kitchens for food delivery. The last assumed use was for office and light industrial / garment making, but the site is currently vacant.



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2.2 Amount

The site total area is 210 sqm. approximately, whereas the building footprint is circa 130 sqm. The existing building has two storeys with the same footprint.

The application proposes 13 commercial kitchen units with two communal toilets and a main reception/food collection point. The external corner will be used for bike parking and waste storage.

2.3 Site Layout

The external fence is retained and a new gate from Park Street is proposed to provide a wider access to the cycle and bin store. A new palisade fence is proposed to separate the rear of this application from the adjacent car park.

The new bin store is proposed against the new fence separating adjacent sites. This area will be enclosed with a palisade fence and gate.

No alterations to the building envelope are required to accommodate the proposed commercial kitchens. New commercial extraction systems will be located on the flat roof minimising the visual impact.

2.4 Scale

As mentioned, the existing building envelope will remain as existing. Two zones for kitchen ventilation kit and discharge will be located on the flat roof (which will step up approximately 600mm. above the coping height).

The new palisade fencing and gates will match the existing palisade fencing height and scale, hence having a very low impact on the surrounding context and adjacent buildings.

2.5 Internal Layout

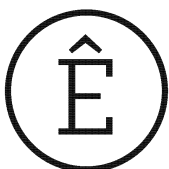
The existing building already benefits from a main entrance reception from Park Street, a central corridor that splits the rooms north – south and a straight stair within this space that leads to the first floor. These aspects will remain as existing for the proposed use.

The reception/food collection point will be widened and a new fixed window will replace the existing one providing good visibility into the cycle and bin store. A new ground floor fire exit to the west corridor end is proposed, this will also provide direct access for workers in the building to the cycle and bin store.

The partitions forming the central corridor will be retained but the rest of the partitions, which are not structural, will be removed where required to enclose/separate the kitchens.

Where possible windows will be retained or replaced with new high performance double glazed UPVC windows. Obscured glazing is to be used where existing openings are no longer viable.

Two new risers will be located to both ends of the corridor to accommodate mechanical and electrical services. New toilet facilities are proposed to replace the existing provision. They are to be located to the Eastern end of the corridor on both floors.



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2.6 Space Standards

The proposed commercial kitchen areas will be between 12 to 15 sqm. providing an appropriate working space for at least 2 people at the same time. These are specialist kitchens, each one will be focused on preparing a particular food type for delivery.

2.7 External Appearance and Signage

The proposal will improve the external appearance by removing all the window security mesh and the security wire installed at coping level. The existing coping will be repaired where required and painted.

A new glazed door with a new roller shutter and signage above will replace the existing door and a new double glazed UPVC windows will replace the existing roller shutter on Park Street elevation, matching the opening size of the existing windows.

The majority of the windows will be replaced with new double glazed UPVC windows. Obscured glass or obscuring film will be used where existing openings are not viable.

External signage is being considered on the east elevation this would form part of a separate signage application. The signage being considered would be raised, internally illuminated lettering, sitting off the face of the building so the climbing Ivy could cover the full façade behind.

2.8 Landscaping

The Park Street elevation opens directly onto the existing tarmac pavement which will remain as existing. The enclosed corner will be cleared out and new permeable surface will be laid to facilitate moving bins and bikes in this area. The bin store area will have solid paving to allow for easy washdown.

New palisade fencing and gates will be installed to enclose the corner from the adjacent car park and to enclose the new bin store. 6 Sheffield stands will be installed to the west elevation next to the new fire exit.

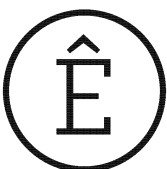
A fast-growing climbing ivy is proposed for the east elevation. This elevation is highly visible to people coming along Park Street, from the city centre. the Ivy would be supported on a wire framework fixed to the existing brickwork.

2.9 Security & Community Safety

The proposal is not considered to have an adverse effect on Community safety, improved external lighting and CCTV should have positive influences for the local area.

Listed below are a number of the security measures that will be implemented:

- Roller shutters will be fitted to all external doors
- A CCTV system will be fitted covering all external areas and internal circulation spaces and the reception area.
- New external lighting will be fitted replacing the broken external lights.
- A monitored alarm system will be fitted, for use when the building is not in operation.



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- The bike parking area will be locked, when the building is not in operation. This will also secure the bin store area.
- Secure by design approved products will be consulted to ensure high level of physical security to all doors, windows and shutters.
- Glazing to all windows on the ground floor will be laminated

3.0 Access

3.1 Vehicular and Transport Links

Food prepared on site will be for delivery, thus reducing the number of vehicle movements to the proposal site. 6 secured Sheffield stands are proposed within the site, providing 12 spaces for staff and delivery bikes.

4 car park spaces for the Commercial Kitchens staff have been allocated within the existing car park owned by the Applicant. There are also abundance of car parks surrounding the site as well as on-the-street parking which would suffice car park requirements.

3.2 Inclusive Access

The main entrance is clearly visible from the public domain and the external areas are mostly flat. The main door structural opening is 1010mm wide with 200mm approx. step on to the internal floor level. Where possible the change of use of the premises will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010. Ground floor areas are accessible.

4.0 Refuse

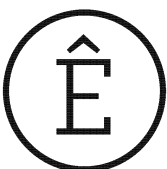
The activities that will take place on the proposed site will involve the preparation and cooking of food for consumption off site. We have spoken to a waste operator to establish the site-specific requirements, these will include:

- 1 x 1100 litre euro-bin for general waste
- 1 x 1100 Litre euro-bin for dry mixed recycling
- 2 x 240 litre bins for food waste recycling
- 1 x 240 litre bin for used cooking oil recycling

The food waste will be sent for anaerobic digestion producing methane gas for electricity generation and a fertiliser product. The used cooking oil will be collected by a private contractor for recycling into bio fuel. The food bins will be collected twice a week, the other bins will be collected on a weekly basis.

5.0 Sustainability Statement

The client is keen to adhere to all relevant environmental conditions and ensure compliance with all applicable regulations.



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The existing building was constructed circa 1970 / 1980 and does not benefit from any thermal Insulation as far as we have observed. The proposed works to the building will include upgrading the fabric so wall and roof U-Values meet current Building Regulations and Installing low energy lighting.

In terms of transport the site sits in a highly sustainable location, close to a number of transport hubs and bus stops. Bike stands are also being provided on site for staff.

A fast-growing climbing ivy is proposed for the east elevation, this would provide an enhanced habitat for bird nesting and insects.

6.0 Conclusion

In conclusion we believe that the proposed development as described in the drawings and information contained in the application will comply with the policies of Manchester City Council.

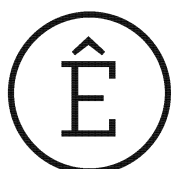
The proposed scheme does not have a detrimental effect on the site, or local community. The proposed use will lead to local employment and encourage more activity in the area, enhancing safety and activity for long periods of the day and evening

The external design including the removal of existing unsightly window grilles and parapet wires and the proposed altered fenestration will enhance the façade and wider street scene.

7.0 Communication

We would greatly appreciate communication pre determination should any issues arise with this application.

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