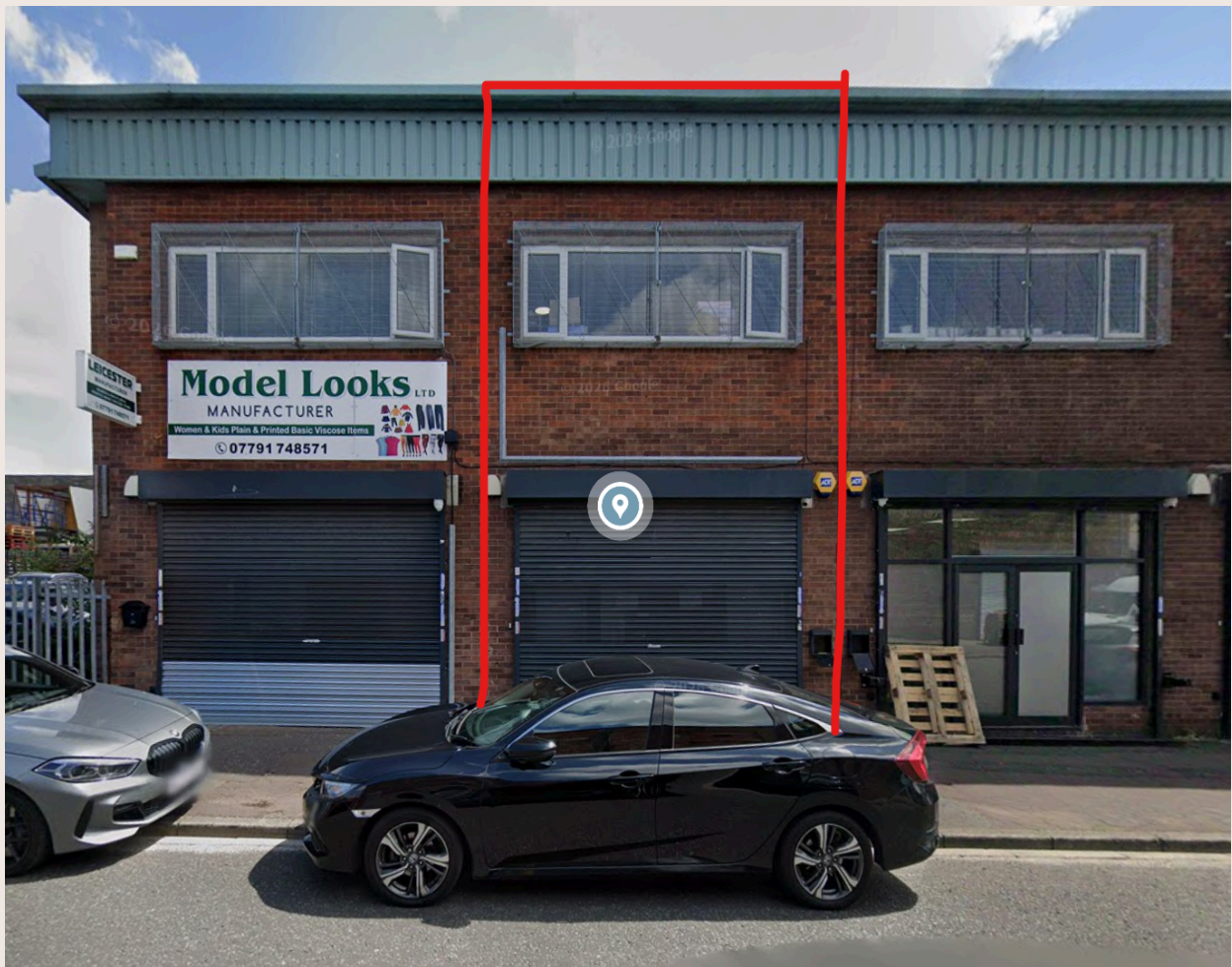


Supporting Statement for 74a Sherborne Street

74a Sherborne St, Cheetham Hill, Greater, Manchester, M8 8HU



Introduction 1.0

This proposal seeks planning approval for a change of use at 74a Sherborne Street, Manchester, M8 8HU. The project involves the strategic conversion of the existing ground-floor and first floor unit from its current cash & carry use (Sui Generis) into a modern, welcoming café (Class E(b)).



Image 01 - Location Plan

Design 2.0

The ground floor is designed to accommodate a customer seating area for 21 persons, a kitchen, a dedicated serving counter, and a fully compliant disabled-accessible toilet. The first floor will serve as the primary dining space, providing an additional seating area for 44 people to maximise the building's operational capacity. The second floor is designated strictly for back-of-house storage, ensuring the public areas remain unobstructed.

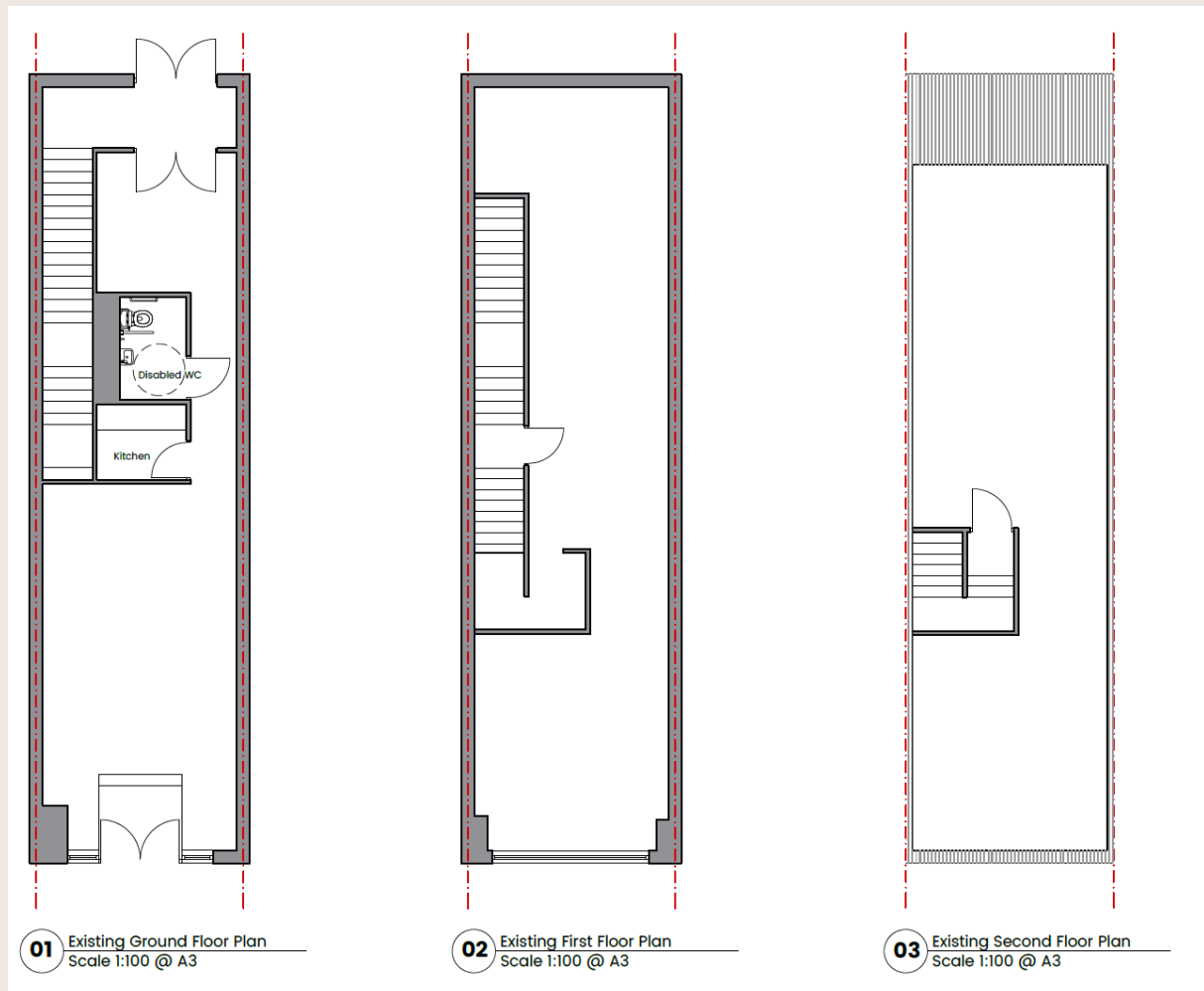


Image 02 – Existing Plans

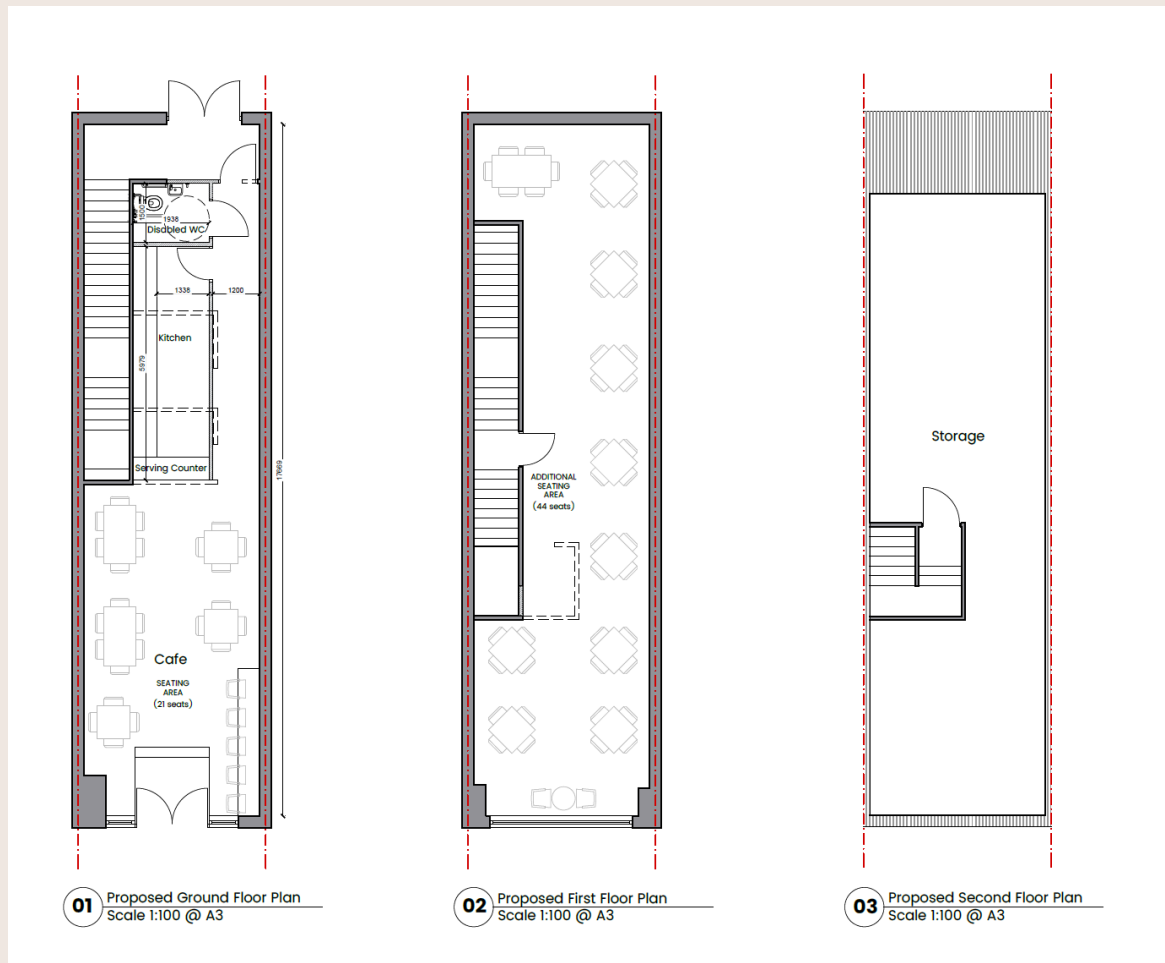


Image 03 – Proposed Plans

Operational access is managed via the main front entrance, which serves both as the primary customer arrival point and the location for small business deliveries out of working hours (before 7am and after 7pm). A secondary access point is maintained at the rear of the property via double doors to provide flexible egress and service options and it is for bin access and deliveries.

To maintain the building's structural integrity and minimize external alterations, the ventilation and air management for both the kitchen and the toilet facilities will utilize the existing extraction systems.

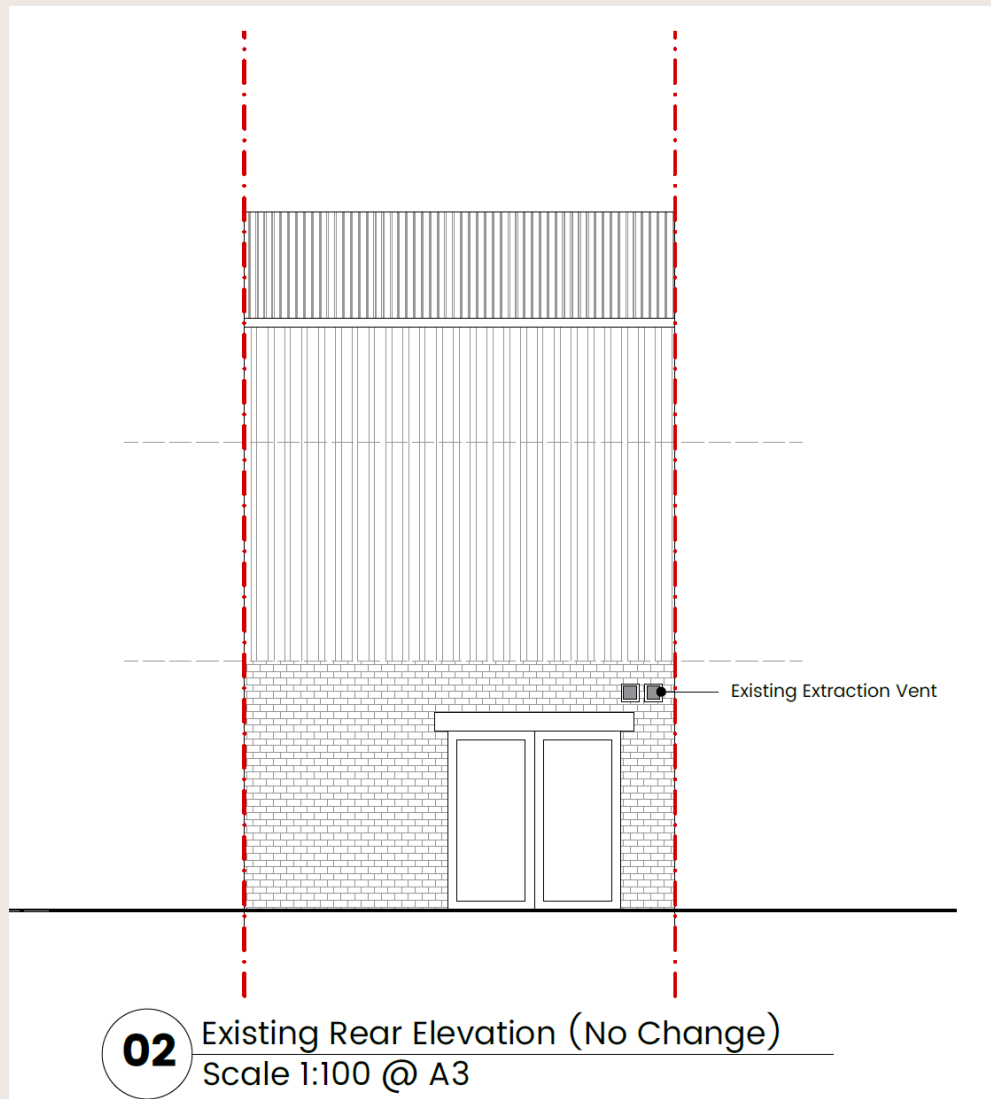


Image 04 - Rear Elevation

Access – Accessibility Provisions for Disabled Users

Electric Climbing Stair Wheelchair

An Electric Climbing Stair Wheelchair is provided to facilitate vertical circulation for individuals who are unable to use stairs.

This motorised, battery-powered chair is specifically designed to ascend and descend stairs safely with the support of trained personnel.

The chair is stored at ground floor level near the fire exit and can be quickly deployed as needed.



Image 05 – Electric Climbing Stair
Wheelchair

Appearance

The proposed development prioritises the preservation of the building's character by maintaining the existing external elevations without any alteration. To support this approach, the ventilation requirements for both the kitchen and the toilet facilities will utilise the existing extraction systems, thereby avoiding the need for new external ducting or structural penetrations. By retaining the original shopfront and rear access points, the project ensures that the visual identity of 74a Sherborne Street remains consistent with the surrounding streetscape. Any future signage would warrant a new signage application for advertisement consent.

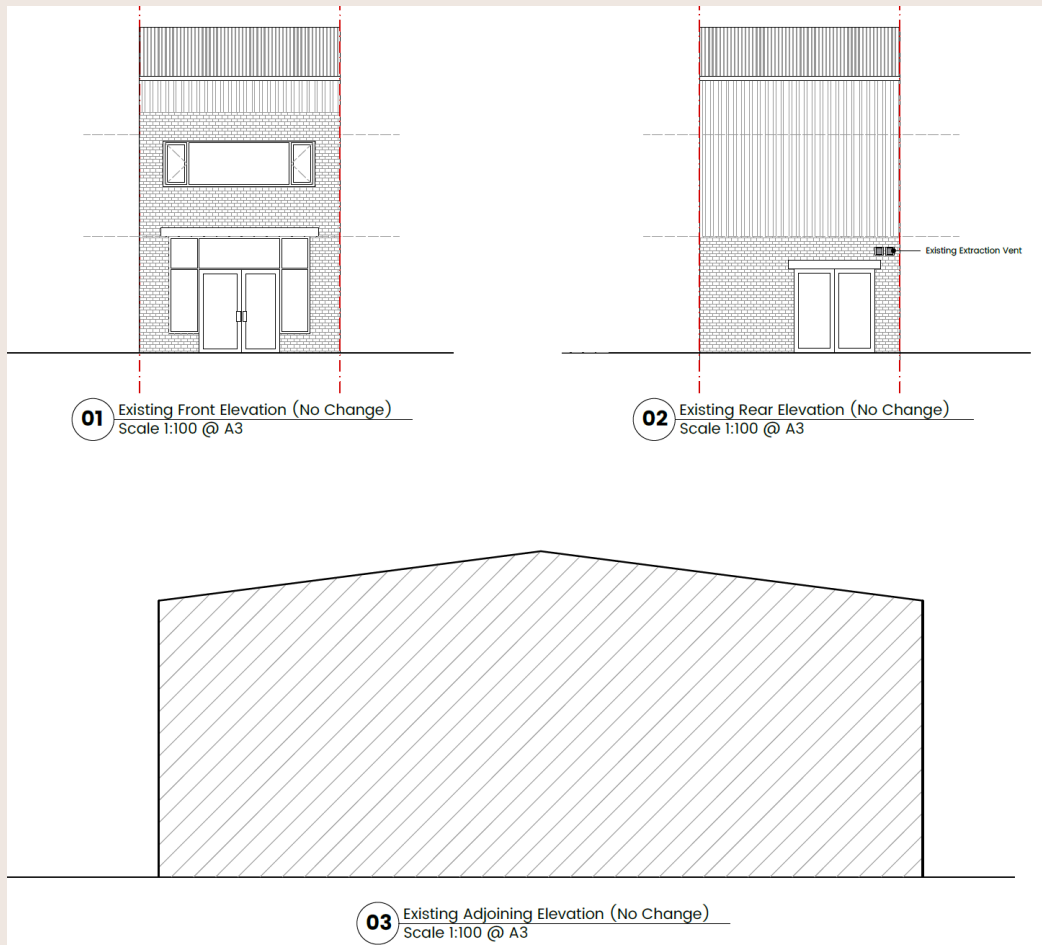


Image 06 – Existing & Proposed Elevations

Waste management 4.0

Currently, all commercial units in the immediate vicinity manage waste by moving their bins from the rear of the property to a designated collection point at the front on Sherborne Street. This established procedure is clearly illustrated in the provided site plans below.

For the proposed café use, waste disposal will be managed by a private specialist contractor—such as B+M Waste Services or a similar local operator—to ensure high standards of hygiene and environmental compliance. This private service will oversee the prompt collection and proper disposal of all refuse in strict accordance with regional regulations and sustainable waste practices. To minimise disruption to the local area and ensure the street remains clear for

pedestrians and customers, collections will be scheduled daily before 7:00 AM. The bins will be returned by the owner to the rear of the building.

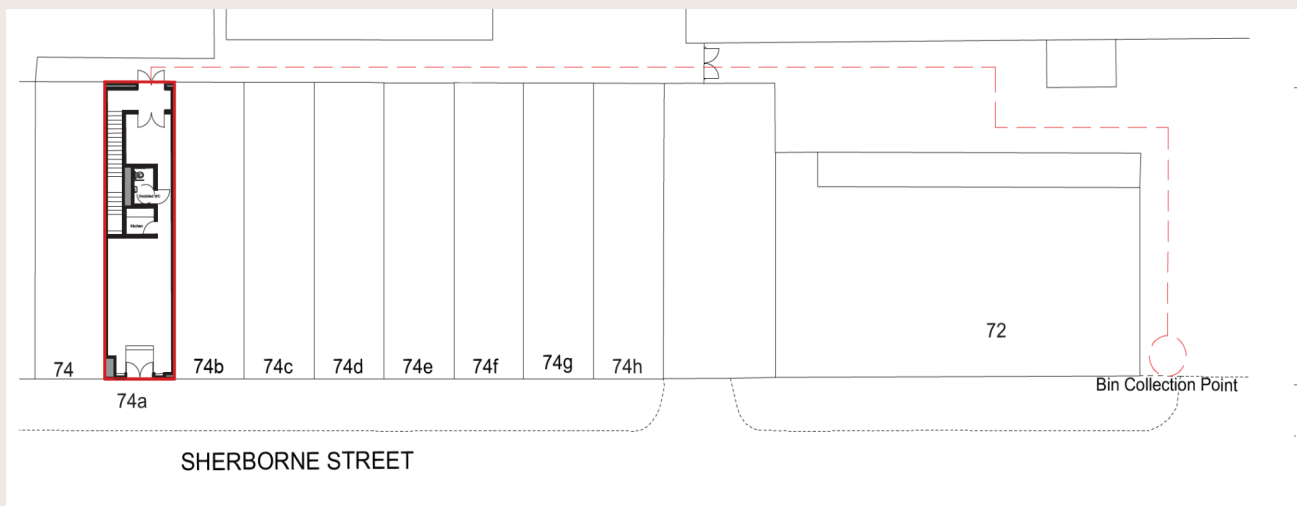


Image 07 - Existing Waste management

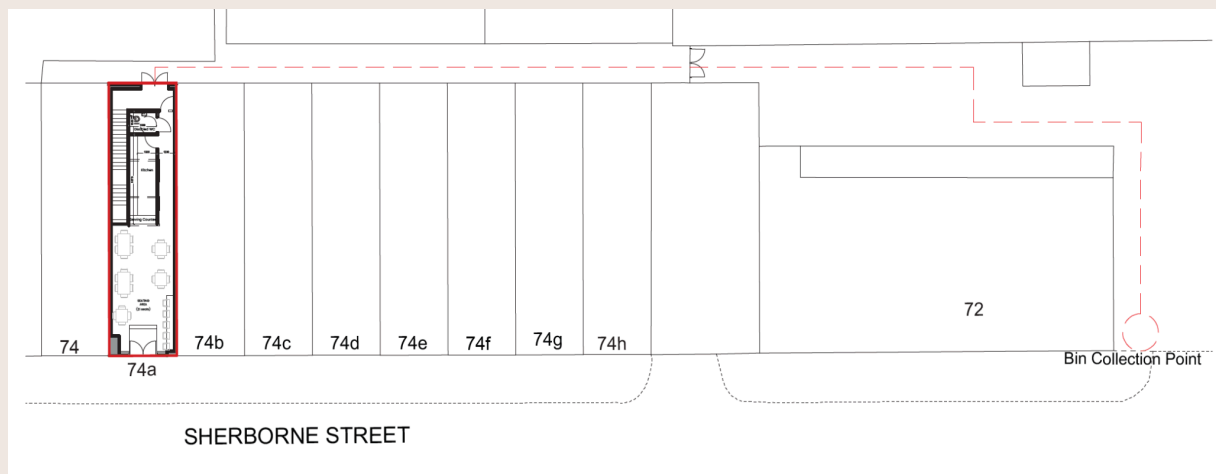


Image 08 - Proposed Waste management