

1143 Oldham Road, Manchester M40 M2FU

Application for Change of Use from:

CLUB TO CHURCH AND COMMUNITY CENTRE

DESIGN & ACCESS STATEMENT

01: OBJECTIVE

This document forms part of the planning application for the proposed change of use of the premises from The Amber Club to a Church and Community Centre. It should be read in conjunction with the submitted drawings.

02: PLANNING HISTORY

The premises operated for many years as a working club, providing bars, live music, and food. The current owner purchased the property in 1988, initially operating it as The Lantern Club. The name was changed to The Amber Club in 1989, and it continued under that name until April 2005.

The club was licensed for up to 170 people and permitted to operate until 2:00 a.m. The building has remained vacant since 2005. Although the owner attempted to sell the property, no serious buyers came forward.

03: SITE INFORMATION

The site is accessed from Lonsdale Street, with the left elevation facing Oldham Road. The right side of the site adjoins office premises that operate during weekdays. A garage and yard are located at the far end of the site.

At the time of the previous application, Lonsdale Street was jointly owned (50/50) by the offices and the club. A small rear yard provides access to the former beer cellar and serves as the location for bin storage.

There is a visibility setback at the front of the building, including a grassed area facing Oldham Road. There are currently no plans to alter the external elevations. The site benefits from clear visibility in both directions.

The surrounding area is predominantly commercial and retail in nature, meaning the proposed use will not conflict with neighbouring amenities. A Farmfoods supermarket is located directly opposite on Oldham Road, with industrial buildings situated to the rear.

04: THE DESIGN

Ground Floor

The ground floor consists of an open-plan layout suitable for multiple community and church-related activities, as detailed in drawings A3/06 and A3/07.

First Floor

The first floor contains six self-contained bedroom units, each with private toilet and shower facilities.

The first floor was previously used as an Airbnb without planning permission. The Planning Authority has since required the operation to cease and advised that a formal application be submitted to regularise the use.

Following discussions with a planning officer, it has become clear that there may be an oversaturation of similar uses in the area. For this reason, the applicant proposes that the first floor be used as temporary accommodation for the Council. Further details are provided in drawing A3/09 – First Floor Accommodation.

05: ACCESS STATEMENT

1. Objective

The purpose of this section is to outline the existing access arrangements for the site. This should be read in conjunction with drawing A3/09.

2. Location and Site Access

The building is located in an established, accessible area. The main entrance is via Lonsdale Street. Although the site can physically accommodate approximately six to eight vehicles along the front and side, this level of parking is not required. Ample pay-and-display parking is available on the adjacent Reliance Street, less than a five-minute walk away.

The proposed use will not negatively impact local amenity, particularly given the nature and timing of activities. All elevations are visible from passing vehicles, enhancing natural surveillance. CCTV is also installed to support site security. Additional details are provided in drawing A3/09.