

Hawt @ Cocoa Ltd. 4 Ridgefield, Manchester. M2 6EQ

Design and Access Statement:

This proposal aims to respectfully update the ground floor frontage the historic character of the site.
The use of traditional wood finishes and sympathetic materials will maintain the architectural integrity of the facade.

In terms of access, the entrance will remain easily accessible to all users, providing a welcoming and inclusive environment.
Overall, the design responds sensitively to the building's heritage and ensures that it can be suitably accessed by everyone.

Initial investigation works

We will specify that the initial investigation works will be carried out using only hand tools to carefully remove the non-original plasterboard ceiling and stud wall. This will allow us to reveal and assess the historic fabric and structure underneath. We will also include a commitment to document all findings in a report. Additionally, if any historic fabric is uncovered, we'll outline the procedures we'll follow to handle and preserve it appropriately.

Proposed opening hours

Mon-Fri	08.00-18.00
Sat	10.00-18.00
Sun	11.00-16.00

No late-evening or night-time operation is proposed
No operations occur beyond 9pm, so windows and doors naturally stay closed as part of normal closure procedures.

Servicing Details

Large deliveries during fitout works. Prior arrangements onto Ridgeway with access through lowered bollards via MCC.
General deliveries from Loading bay located on South King Street.

Management of Patrons and External Areas

The premises will operate as a daytime café with ancillary takeaway service.
Management strategies are designed to ensure the premises operates in a manner that prevents crime and disorder, avoids public nuisance, and ensures safe and considerate use of any external areas.

Prevention of Crime and Disorder

- The premises will be actively managed by the operator at all times while open.
- Staffing levels will be appropriate to the scale of the premises and its use.
- The internal layout allows for clear visibility throughout customer areas, avoiding concealed or unmanaged spaces.
- CCTV will be provided where appropriate, installed sensitively so as not to harm the character or appearance of the listed building.
- Any antisocial behaviour will be addressed promptly by management, including refusal of service where necessary.

Prevention of Public Nuisance

- The use is low-key and consistent with a daytime café operation.
- No external amplified sound is proposed.
- Any background music will be kept at a low level and will not be audible outside the premises.
- Deliveries and servicing will be restricted to normal daytime hours.
- Doors and windows will be managed to prevent noise breakout, particularly during busier periods.

Management of Smokers

- Smoking will not be permitted within the building.
- Any smoking by patrons will be limited, managed, and discouraged from congregating near entrances or neighbouring properties.

Dispersal Procedure

The café use is expected to generate gradual and dispersed customer movement throughout the day, rather than peak-time dispersal.
• Customers will leave the premises in small numbers at intervals consistent with a daytime café use.
• Staff will monitor customer departure during busier periods to ensure orderly and considerate dispersal.
• No external loitering will be encouraged, and management will intervene where necessary.

Access

Level access is part of the proposal and will be maintained as existing.

Plant and machinery

Existing Air Conditioning unit behind the louvre is to be retained for use by neighbouring tenants Barbers of Istanbul
No new plant or Air Conditioning units are proposed for the coffee shop

No hot food will be served and there will be no cooking odours or vapours associated.