



450 Barlow Moor Road, Chorlton-
cum-Hardy, Manchester, M21 0BQ

Design and Access Statement

Change of use from Class E to a mixed-
use restaurant and shisha lounge,
including associated internal and
external alterations.

Nov 2025

Prepared by HAD

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1. INTRODUCTION

- 1.1** This Design and Access Statement has been prepared in support of the proposed development at 450 Barlow Moor Road, Chorlton-cum-Hardy, Manchester, M21 0BQ. Its purpose is to outline and justify the proposed changes to the building's structure, layout, and use.
- 1.2** The premises was previously in Class E use, operating as an office. The proposal seeks permission for the change of use to a mixed-use restaurant and shisha lounge, together with the associated internal and external alterations on the ground floor, required to enable the new use. All proposed shisha smoking space is proposed externally to ensure compliance with the smoke-free legislation, while providing suitable, safe, and functional spaces for both uses.
- 1.3** This design and access statement will aim to demonstrate how the changes to the property will be effectively done, considering the design aspects and the access arrangements for the proposal. It should be read in conjunction with the other supporting statements.



Figure 1: Existing Front access to property, HAD&CO 2025

2. SITE

- 2.1** The site is located on Barlow Moor Road, Chorlton-cum-Hardy, within a well-established suburban area of Manchester, located 3 miles southwest of the city centre. The surrounding context comprises a mix of commercial and residential uses, typical of this part of Chorlton. The neighbouring Ground floor units along Barlow Moor Road in that area are predominantly in commercial use, including retail, services, and food-and-drink premises, while the upper floors are used as residential and storage spaces. The area features a range of traditional houses, predominantly large Victorian and Edwardian homes, many of which are now converted into flats and apartments. These conversions accommodate a large student population, contributing to the area's diverse nature.

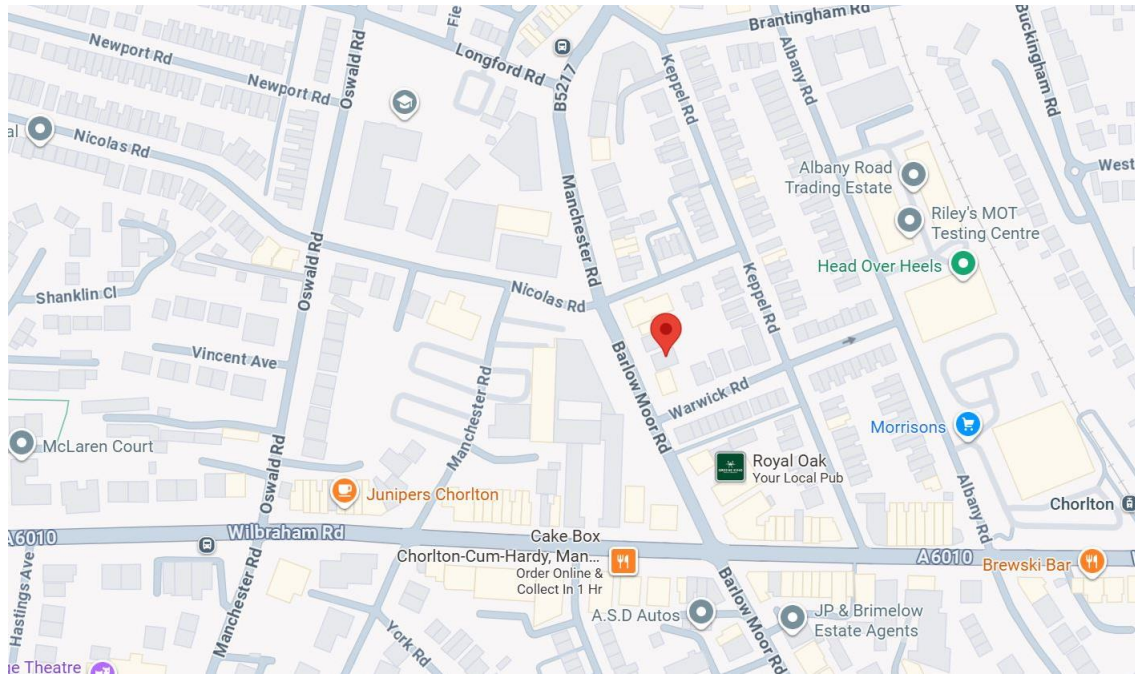


Figure 2: Location of site in red (Google maps satellite view, accessed November 2025)

- 2.2** It exhibits a typical architectural character, with red-brick elevations on the majority of the exterior and a painted white ground-floor frontage with minimum ornamentation in the facade. The first floor is currently used for storage purposes as informed by the client. HAD & Co did not have access to the first floor. This arrangement supports the suitability of introducing a restaurant and shisha lounge at ground-floor level, as the proposed use would not adversely affect the living conditions of any residential occupants within the building.
- 2.3** Chorlton was a village on Lancashire's southern border with Cheshire, and a township within the ancient parish of Manchester. It was incorporated into the city of Manchester in 1904. The Midland Railway built a line from Manchester Central through Chorlton station which opened on 1 January 1880.^[20] Over the following decade land close to the station was developed for residential and commercial purposes centred on the Barlow Moor Road/Wilbraham Road crossroads, northeast of the old village centre. Further growth was aided by the arrival of Manchester Corporation's tramway before the First World War: a terminus was built on Barlow Moor Road. In recent years, Chorlton became a highly desirable and preferable location for working people in Manchester, particularly young professionals and "creatives", due to its unique blend of community spirit, amenities, green spaces, and good transport links to the city centre.

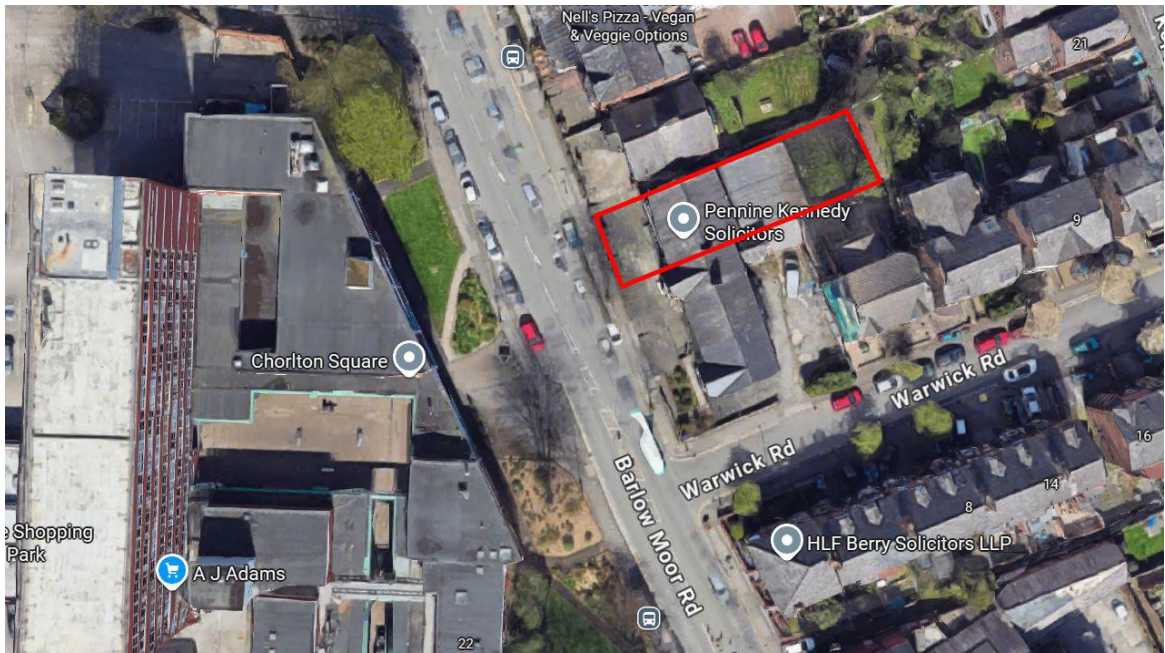


Figure 3: Site Boundary in Red (Google maps , accessed November 2025)



Figure 4: (Google maps Street view, accessed November 2025)

2.4 The proposed development will facilitate the creation of a dedicated shisha area at the front and rear of the premises (external) Traditionally, in regions such as the Middle East, North Africa, and South Asia, hookah pipes are used to smoke flavoured tobacco, which is passed through water to cool and filter it. This practice forms a central part of café and social culture in these regions. In recent years, shisha has also become increasingly popular among young people from diverse backgrounds in Western countries, who often perceive it as a trendy, social, and alcohol-free leisure activity. The proposed shisha area aims to provide a safe and regulated environment for this social activity, complementing the restaurant use and enhancing the local leisure offer.

2.5 The introduction of a shisha lounge in this location is considered appropriate given the character and demographics of the surrounding area. Chorlton-cum-Hardy is known for its young, diverse, and socially active population, which supports a wide range of leisure, cultural, and hospitality uses. The continued growth of minority communities in the wider Manchester area further contributes to the demand for varied social spaces and alternative hospitality offerings. Additionally, recent studies and market observations indicate that Manchester, alongside London, is recognised for its vibrant and expanding shisha culture, reflecting a strong and established customer base. This trend supports the suitability of the proposed shisha lounge at 450 Barlow Moor Road, complementing existing local amenities and contributing positively to the mix of uses within the district centre.

3. PROPOSAL

- 3.1 The proposed works are focused on the ground floor of the property. These include a series of internal alterations to reconfigure the layout for the proposed mixed-use restaurant and shisha lounge, as well as external changes affecting the front, side, and rear elevations of the building. These external works are intended to improve functionality, enhance the appearance of the premises, and ensure full compliance with smoke-free regulations and operational requirements. Note, smoking will only take place externally.
- 3.2 The proposed alterations at ground-floor level include the enlargement of the existing kitchen area. This will be achieved by removing the internal partitions between Room 1 and the small space located on the left-hand side behind the front façade, allowing these areas to be combined with the current kitchen. The result will be a larger, more efficient kitchen layout capable of supporting the operational needs of the proposed restaurant and shisha lounge. The rear external boundaries will be built up with a solid wall to the left and BI folding doors to the rear and right hand side, see figure 4.

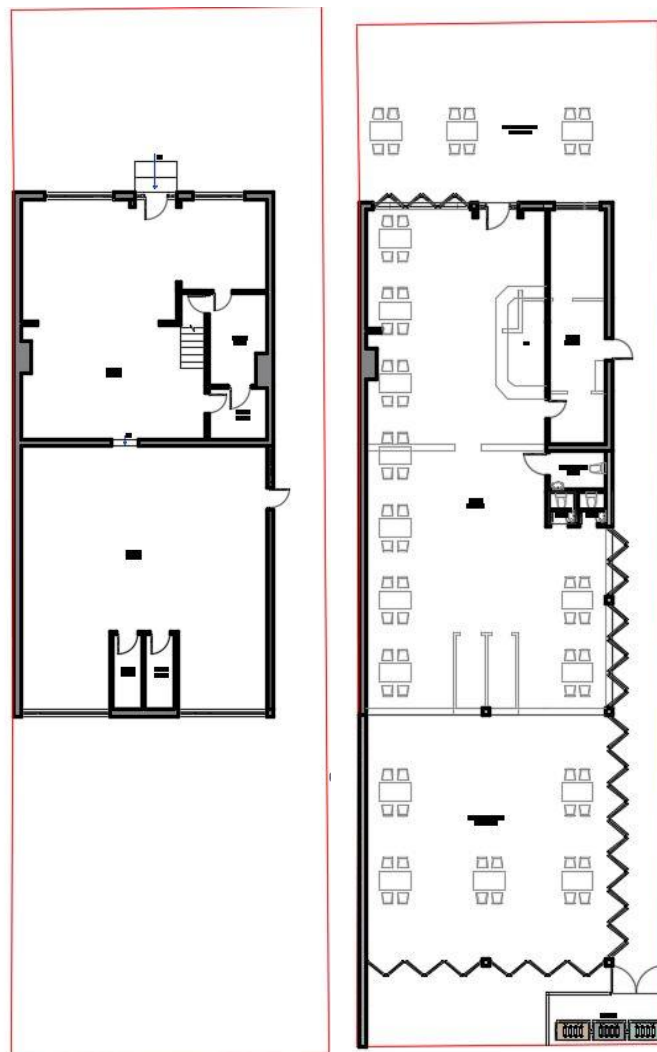


Figure 4: Existing & Proposed Ground Floor Plan, HAD&Co 2025

- 3.3 The proposed works also involve the removal of the existing staircase and the existing toilet facilities located on the existing plans see Figure 4. This will allow the creation of a larger, continuous seating area, improving circulation and enabling more efficient service throughout the space. The removal of these elements also provides the opportunity to extend the seating area further towards the rear, incorporating part of the existing garden space into the customer area.
- 3.4 The proposal includes the construction of new toilet facilities, comprising one male WC, one female WC, and one accessible unisex WC, located along the side section of the property in a more central position. Relocating the facilities to this area will significantly improve accessibility and convenience for customers seated throughout the premises. This revised layout supports a more efficient, functional, and customer-friendly internal arrangement, enhancing both circulation and the overall user experience.

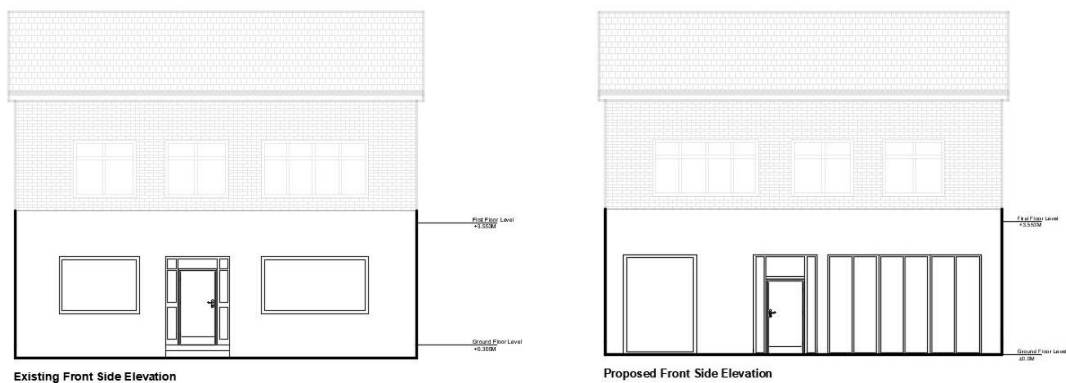


Figure 5: Existing & Proposed Front Elevation, HAD&Co 2025

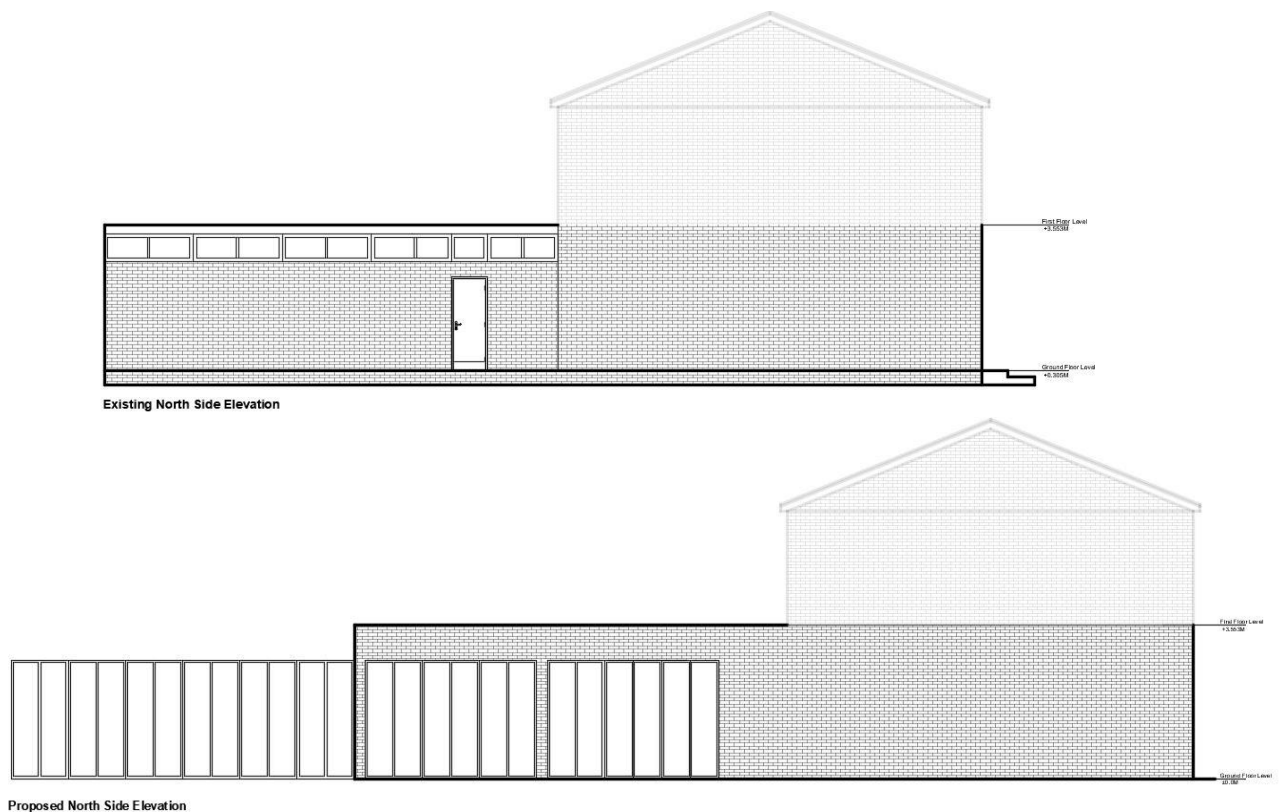


Figure 6: Existing & Proposed Side Elevation, HAD&Co 2025

3.5 The existing property has a level difference between the front entrance area and the internal spaces, with a further drop in floor level occurring beyond the existing kitchen. As part of the proposal, the internal floor levels will be reconfigured to create a single, continuous level extending from the front yard through to the rear garden. This improvement will significantly enhance staff circulation and service efficiency, while also ensuring that the premises are fully accessible for disabled users, in line with modern accessibility requirement

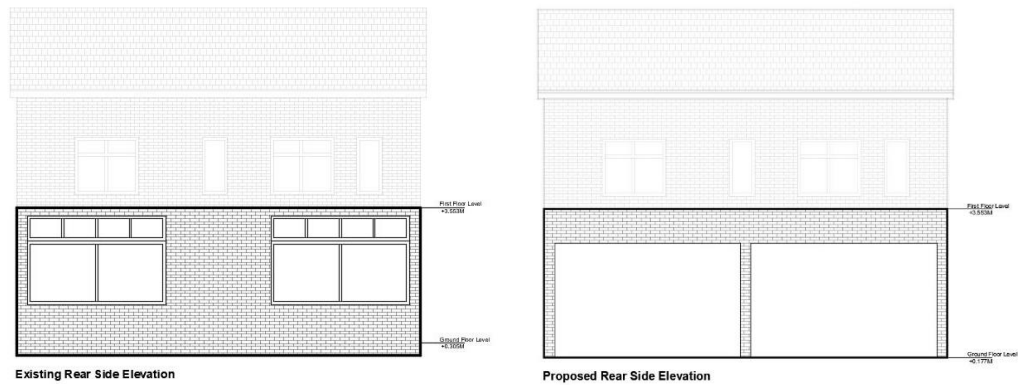


Figure 7: Existing & Proposed Side Elevation, HAD&Co 2025

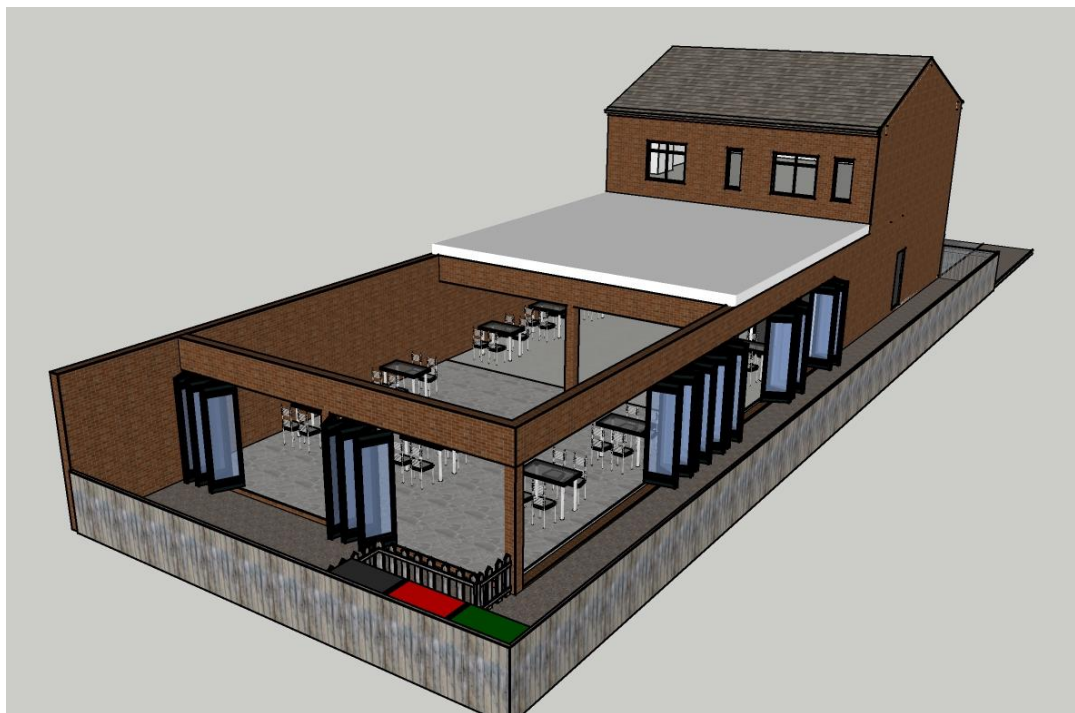


Figure 8: Proposed Site (3 dimensional view), HAD&Co 2025

3.6 To enhance the street scene along Barlow Moor Road, the existing windows on the front facade have been replaced with larger openings. One section now features bi-folding doors, while another has been upgraded with significantly larger windows.

4. DESIGN

4.1. The following paragraphs will go through the CABE Design and Access headings to discuss the Process through Assessment, Involvement, Evaluation and Overall Design, as well as the Use, Amount, Layout, Scale, Landscaping and Appearance. The final Section will go through the Access to and from the property as well as considering the internal access and inclusivity arrangements.

4.2. PROCESS-

Assessment: The applicant has carefully assessed the full potential of the property and considered how to make the most effective use of the available space. Prior to proposing the removal of external walls and the installation of bi-folding doors, the applicant sought professional advice from a structural engineer. Given the age of the building, consulting a specialist was an essential and responsible step to ensure the safety, stability, and viability of the proposed alterations.

- Social Context- In recognising the presence of residential properties nearby, including families with children, the applicant has taken proactive steps to minimise any potential disturbance.
- Physical Context- The proposal has been developed with careful consideration of the surrounding context, including neighbouring uses and the non-residential function of the first floor. The chosen design elements such as the installation of bi-folding doors, not only enhance the functionality of the ground floor but also complement the appearance of neighbouring premises, including nearby businesses that feature similar operations. This ensures the proposal both integrates with and enhances the local streetscene.
- Economic context- The property is located on a busy corridor within a local centre, with a demographic profile that supports the proposed use. The introduction of a restaurant and shisha lounge has the potential to enhance the local economy, attracting customers who enjoy shisha culture and contributing to the vibrancy of the area. The development may also benefit nearby parking facilities, as customer demand could increase, providing additional revenue opportunities for local parking operators.
- Planning Policy- Unitary Development Plan includes Policy DC10.1, which requires consideration of factors including amenity, servicing, and access for disabled people. The inclusion of an outdoor smoking area is consistent with smoke-free planning guidance, which permits such spaces subject to appropriate mitigation of noise, litter, visual impact, and security. The commitment to fire safety aligns with GMFRS guidance and the regulatory expectations under the Fire Safety Order. The sanitary provision (toilets) / accessibility is compliant with building safety standards, and the layout respects inclusivity and operational flow.

4.2.1. Involvement: To ensure the proposed changes were feasible and Lawful, the applicant submitted plans to the Local Planning Authority for the proposed works. Along with taking structural consultancy, the applicant was also involved in every stage of design with Had & Co. to ensure a better design scheme is produced.

4.2.2. Evaluation: The safety and security of the premises, customers and the staff are well evaluated during the early stage of design. Fire exits through the kitchen and the bi-

folding doors to secure the premises, levelling the floors to make it accessible for everyone are the examples of the early design decision, guided by the information taken from the applicant, about the site surroundings and nature of the business.

- 4.2.3. **Overall Design:** After many revisions of the layout plans and discussions, it was decided to pursue a Full Planning application for the change of use of the current Class E property to a mixed-use restaurant and shisha lounge. The capacity of the restaurant is limited, though additional seating could be proposed, the client has decided to make ensure there is enough space around the seating areas for staff and customers to move around. Similarly, the elevation is proposed in line with the drawings from the structural engineer to ensure good structural integrity.

4.3. USE-

- 4.3.1. The use of the premises will be changing from planning class use E to mixed-use restaurant and shisha lounge.

4.3.2. Class E, Commercial, Business and Service

Use, or part use, for all or any of the following purposes—

- a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

- 4.3.3. **Sui generis:** "Depending on how they are used, buildings and land fall into different 'use classes' in the planning system. These 'use classes' are set out in the Use Classes Order 1987. Some uses are not defined in legislation; they are 'sui generis' (a class of their own). Pubs, cinemas and betting shops are examples of 'sui generis' uses.
- 4.3.4. Changing the use of buildings and land between the use classes set out in the 1987 Order, or from or to a 'sui generis' use, is usually considered to be a 'material change of use' which requires planning permission from the LPA."

4.4. AMOUNT- The proposal is contained within the existing fabric of the site curtilage. Please refer to attached plans for the area size of the shisha area (external area) and the area that will be used as restaurant (internal area)

4.5. LAYOUT-

4.5.1. The main entrance door at the front elevation will provide primary access to the building. The proposal incorporates a variety of indoor and outdoor seating areas, for the two uses. The internal layout also includes a kitchen and preparation area, customer toilet facilities, and a designated fire exit located within the kitchen, which leads directly outside the property and onward to the main road, ensuring a safe and efficient means of escape.

4.5.2. A dedicated refuse storage area is positioned at the rear of the property, enclosed and appropriately fenced to ensure it remains secure and unobtrusive.

4.6. SCALE- The proposed building will not exceed other buildings in height as the proposal only concerns within the Ground floor level. The footprint of the building will stretch over the majority of the site but will remain within the confines of the respective site boundary. With regards to the design of the smoking area, the following factors have been taken into account:

4.6.1. Noise disturbance – Amplified music will not be played on the premises. The applicant is fully committed to ensuring that the peace and amenity of nearby residents are respected at all times. Appropriate operational measures will be in place to maintain a quiet and considerate environment.

4.6.2. Additional movement and activity during the daytime and evening periods will be limited

4.6.3. Visual impact of structures in terms of their height, scale and massing and relationship to their setting will be adhered to.

4.6.4. Lighting in terms of its positioning, glare and potential disturbance – These are to be low watt type lighting and is to be down lighters to reduce glare.

4.6.5. Consideration to the 'sustainability' of lighting – All new lighting will be energy efficient types.

4.6.6. Security and crime reduction – The premises will have staff permanently in the public area to monitor the safe and secure management of the external area and the prevention of anti-social behaviour and crime. The applicant will employ SIA badge holders for increased security.

4.6.7. Litter – No food or drink will be taken off the premises, thereby minimising the potential for litter in the surrounding area. The operation will be managed to ensure the external environment remains clean, tidy, and free of waste.

4.6.8. Capacity – The proposed premises will have a maximum customer capacity of 68 people, ensuring safe and comfortable use of the space in line with fire safety and operational requirements.

4.7. LANDSCAPING- The front yard of the property will remain hardscaped, in line with its existing condition. The rear garden is proposed to be used as a smoking area and will be paved and fully hardscaped, providing a safe, functional, and low-maintenance outdoor space for customers. Outdoor seating is proposed in both the front and rear areas within the site boundary. The front seating will be limited in number to ensure it does not cause disturbance to pedestrians or passersby along Barlow Moor Road, while the rear seating will provide a comfortable and secure area for customers within the site.

4.8. APPEARANCE- The proposed changes to the building's appearance are limited to the ground floor. The main entrance at ground level will remain as existing, maintaining continuity with the current facade. One window will be replaced with a bi-folding door, while the other will be replaced with a larger window than currently exists. These changes will provide a sense of openness and inclusiveness for customers and offer visual transparency into the activities within the premises. The remaining, white-painted areas on the ground floor will be retained as existing, preserving the character of the facade. From an aerial perspective, the installation of bi-folding doors at the rear will make the building appear more spacious and modern. The rear garden will be fully integrated into the ground-floor space and will be properly paved, landscaped, and maintained, improving its current neglected condition and enhancing the overall appearance and functionality of the property.



Figure 9: (Proposed Front View), HAD&Co 2025

5. ACCESS

5.1 VEHICULAR & TRANSPORT LINKS-

- 5.1.1. Barlow Moor Road is a busy B-category road, forming an important local corridor through Chorlton-cum-Hardy. As a key urban route, it carries both local traffic and provides direct connections to larger arterial roads.
- 5.1.2. There are frequent bus services running along or near Barlow Moor Road. Notably, the 86-bus route operates in the immediate vicinity of the site. The 86 offers a direct connection into Manchester City Centre, making the site accessible for customers travelling from the city or surrounding areas.
- 5.1.3. This nearest tram stop is extremely close to the property, which is around 5 minutes' walk, offering regular services north to Manchester City Centre (Victoria) and south towards Manchester Airport.

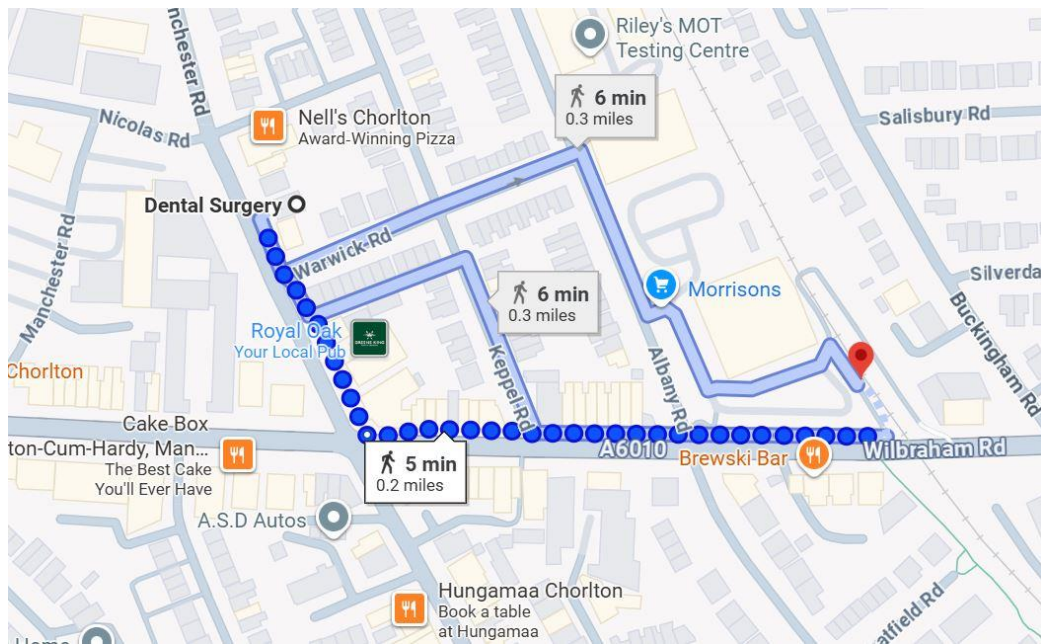


Figure 10: Route to the Nearest Tram Stop, (Google maps , accessed November 2025)

- 5.1.4. The accessibility of public transport means that customers can rely on sustainable modes of transport, reducing potential parking pressures and encouraging more environmentally friendly travel.
- 5.1.5. The site's location on a well-used transport corridor supports walking and cycling as realistic options, especially given Chorlton's local centre character and network of pedestrian infrastructure.

5.2 PARKING- Although the site does not benefit from any on-site parking provision, this is consistent with many commercial premises along Barlow Moor Road, which operates as a busy urban corridor within a designated local centre. Adequate parking opportunities exist within close proximity of the property. Several on-street parking bays are available along nearby residential side roads, providing short-stay parking for customers. In addition, Chorlton Square car park, located directly opposite 450 Barlow Moor Road, offers a substantial number of parking spaces, including dedicated disabled parking, ensuring accessible parking for all users. As a result, the development is well-supported in terms of parking demand, and no issues are anticipated in relation to parking capacity or accessibility.

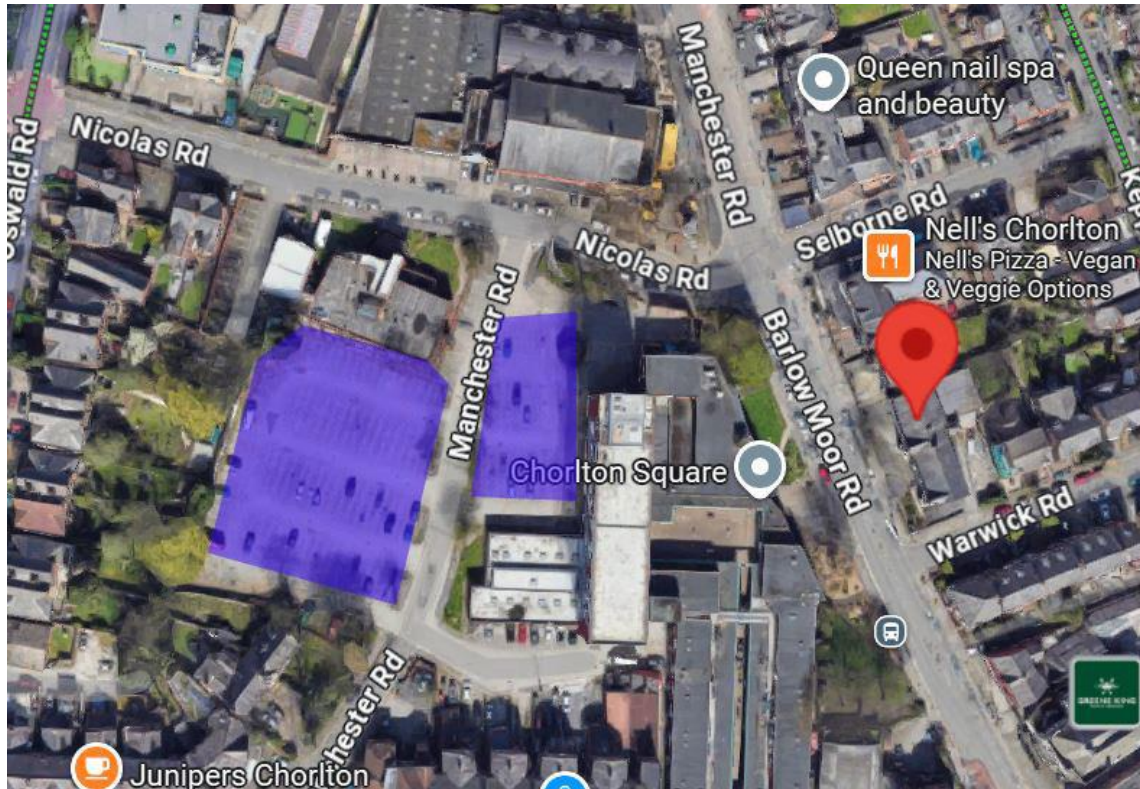


Figure 10: Nearest Parking- Highlighted in Blue, (Google maps , accessed November 2025)

5.3 INCLUSIVITY-

- 5.3.1. Barlow Moor Road is a busy B-category road, forming an important local corridor through Chorlton-cum-Hardy. As a key urban route, it carries both local traffic and provides direct connections to larger arterial roads.
- 5.3.2. A controlled pedestrian crossing with traffic signal stop lights is located directly outside 450 Barlow Moor Road. This provides a safe and convenient crossing point for people approaching from the opposite side of the road, including those with limited mobility, parents with pushchairs, and visually impaired users.



Figure 11: Crossing Point- Highlighted in Green, (Google maps Street view, accessed November 2025)

- 5.3.3. The proposal includes levelling the entire ground floor from the front entrance through to the rear garden area. Removing the internal level changes ensures smooth and unobstructed movement throughout the building, significantly improving accessibility for wheelchair users, mobility-impaired visitors, and staff.
- 5.3.4. A fully compliant, unisex accessible toilet is proposed in a central location within the building. This supports the needs of disabled users and contributes to an inclusive customer experience.
- 5.3.5. Appropriate internal signage and clearly marked escape routes will be installed in accordance with fire safety and accessibility standards. These will assist all occupants, including those unfamiliar with the building, in safely navigating the premises during everyday use and in emergency situations. The client will appoint the relevant fire consultants at a later date.

6. CONCLUSION

6.1. The proposed change of use at 450 Barlow Moor Road to a mixed-use restaurant and shisha lounge has been carefully developed to respond to the site's physical characteristics, local context, and the requirements of relevant planning policies. The design demonstrates a balanced and thoughtful approach, ensuring the building is used to its full potential while enhancing its functionality, appearance, and accessibility.

6.2. The final design decisions, including the reconfigured internal layout, enlargement of the kitchen, relocation and improvement of the toilet facilities, levelling of floor levels, and the introduction of bi-folding doors, represent a coherent and well-considered scheme. These interventions modernise the premises and improve circulation, visibility, customer experience and accessibility standards. The proposal also reflects the guidance within Manchester's Unitary Development Plan, particularly Policy DC10, which emphasises amenity, access, servicing, and the responsible operation of food-and-drink and outdoor smoking uses.

6.3. A key part of the design rationale lies in enhancing inclusivity, safety, and operational efficiency. The levelling of all internal floor areas, the provision of an accessible toilet, the safe pedestrian crossing immediately outside the site, and the inclusion of multiple emergency exits significantly improve accessibility compared with the existing building. The external works, including the installation of bi-folding doors and the improved rear garden layout, are purposefully contemporary while remaining sensitive to the character of neighbouring properties. This ensures visual coherence while introducing a fresh and modern identity.

6.4. What distinguishes this proposal is the combination of respectful integration with its surroundings and a clear ambition to create a high-quality, safe, and culturally relevant leisure space. The design responds directly to the evolving demographics of Chorlton, supporting a diverse and socially active population, and it contributes positively to the vitality of the local centre. Operational considerations, including noise management, litter control, and responsible opening times, have been fully built into the proposal to protect residential amenity.

6.5. Overall, the scheme represents an appropriate and responsible approach to the redevelopment of the premises. It ensures compliance with planning policy, enhances building usability and supports sustainable transport, and delivers a well-designed venue that will contribute positively to the local economy and community.