Design & Access Statement

Project:

Conversion of existing 2 storey commercial unit, Use Class 'E', into 4 self-contained commercial units, 3 on Ground Floor and 1 on the first floor: all units to be within Use Class 'E'.

Location:

56 Bury Old Road, Cheetham Hill, Manchester, M8 5BN

Date: **April 2026**

Introduction

This design and access statement has been submitted in support of the planning application for the sub-division of an existing vacant, 2 storey commercial building, previously used as a charity shop, by the British Heart Foundation Charity: into 4 self-contained commercial units, within use class 'E'. 3 of the proposed units will be on the ground floor and the fourth unit will take up the existing first floor accommodation.

The proposal also seeks to change the existing frontage of the building, to create 3 separate shop fronts, one shop front for each one of the ground floor units.

Towards to the rear of the building, there is a gated access to the raised car park level, which can accommodate 8 Car Parking Spaces. There is also sufficient room to house the waste and recycling bins in this area.

Site Analysis

The proposal site is located within the Cheetham Hill Local Commercial District. This is a very vibrant commercial area, with a plethora of different businesses located here. There is a large Tesco Superstore located to the East of the proposal site, with a very large car parking area. To the South of the proposal site, there is the Cheetham Hill Shopping Centre, which accommodates several smaller commercial units.

The application site is a 2-storey flat roof building, with a stone stucco façade facing the main road, with the rest of the elevations finished in common brickwork. The main shop frontage faces Bury Old Road, which is the main road running through this area. The existing shop frontage is partly set back, which appear to have been designed more as a design feature rather than for ease of access into the premises.

The side elevation, facing Thomas Street, is brickwork, with windows on the first-floor level, which have been fitted with metal security bars. It is evident

that there were also windows on the ground floor level, along Thomas Street, these have been bricked up, possibly for security reasons, or to create more display area within the ground floor of the commercial unit.

Towards the rear of the existing building, there is a gated access to the car parking area and service yard, the car park is access off Thomas Street. The car park can easily accommodate 8 cars.

Design Proposals

The applicant has found it difficult to let the existing building as a single lettable unit, due to the size of the premises. However, there has been a lot of interest in sub-dividing the existing ground floor, to create smaller units, which are more affordable to smaller businesses.

The planning application seeks to sub-divide the existing ground floor unit into 3 self-contained commercial units, Units 1 and 2 will be circa 2,000 square feet and the Unit 3 will be a little over 1,500 square feet. As the unit will be quite long, there will be a secondary escape from the rear of the units, via a communal corridor, which connect to the existing access from the rear of the building.

All three of the proposed ground floor units will have their own accessible WC, which complies with Approved Document Part M, and a small tea area.

The first floor of the existing building will also be converted into a self-contained commercial unit, with access from the rear car park area. The is an existing good lift, which serves the first floor, the proposal has been designed so that this lift can be left in-situ, creating potential to let the first-floor unit to any business that require to take large and heavy items to the unit.

The first-floor unit will utilise the existing toilets and ancillary facilities that are currently available on the first floor.

The old shop frontage will be removed and replaced with 3 new shop fronts, one for each ground floor commercial unit. The stall risers will be adjusted to accommodate the new shop fronts.

Effect on Building

The front elevation will have a new shop frontage, thus improving the aesthetic of the building.

The proposal will create 3 smaller commercial units, which can be easily let; the applicant already has 1 tenant ready to move into Unit 3, and Unit 1, will be taken by the applicant’s own business.

The proposal will bring commerce back to a vacant building, and generate jobs for the local people.

Utilities Statement

The existing electric supply will be split into 4 separate supplies, one allocated for each commercial unit.

The existing gas supply will serve Unit 3, and there will be a new gas supply for Unit 1, with its own meter. Should the future tenant of Unit 2, require a gas supply for their intended use. The first-floor commercial unit will not have a separate gas supply.

There will also be a separate water supply for each of the commercial units.

Transport Statement

The proposal site benefits from being on a main road, with good bus links to surrounding areas.

The 8 car parking spaces to the rear will be allocated equally between the 4 units, 2 car parking spaces per unit.

We are also proposing to install a cycle store, providing a safe lockable bicycle shelter for any future staff who may wish to cycle to work.

Site Waste Management Plan

For each commercial unit, there will be a 1100 litre wheelie bin, that allows for general waste and recycling waste, all to be in one bin. This will be collected by a private contractor. The bin will be collected from Thomas Street, the unit managers' will be responsible for moving the bin to the bin collection point and return it to the rear yard.

Please refer to the Waste Management Strategy and the Waste Management Plan submitted with this application.

Accessibility

Wherever possible the proposed changes to the existing building will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010.