Design and Access Statement

Proposal: Change of Use from Class B8 (Storage or Distribution) to Class E(g)(iii) (Food production and retail)
Site Address: Arch 122, Water St. Manchester M3 4JJ
Applicant: Daniel Foggo on behalf of Grano Santo Ltd
Date: 17.04.26

---

1. Introduction

This statement supports a full planning application for the change of use of a commercial unit from Class B8 to Class E(g)(iii). The proposal seeks to repurpose the premises into a small-scale artisan bakery with a retail counter. The unit is empty and has been so for several years. It is proposed that the change of use will enhance local amenity and contribute to the character and vibrancy of the area.

---

2. Design

Use

The proposed Class E use will accommodate a bakery that includes on-site production of bread and baked goods, with a modest retail counter for direct sales to the public. This use aligns with the flexibility offered under Class E and supports local food production and retail.

Layout

- The internal layout will remain unchanged. The unit will be populated with bakery production equipment and fittings. Mobile counters doubling as storage will be used to form a multifunctional retail area.
- An extraction system has been designed to provide appropriate ventilation of the space and to ensure that there is no or low odour emissions from the bakery and that local amenity is not negatively affected by the use. The installation of this system will involve the removal of brickwork in the rear infill of the arch to house a louvre vent covered by a pre-approved external decorative screen (details included separately).
- The unit's existing access points and service areas are sufficient for the proposed use.

Scale

- The scale of operations will remain consistent with the existing footprint.

- No increase in floor area or building height is proposed.

Appearance

- Save for the insertion of the louvre in the brick infill, the external appearance will be retained, with minor signage updates subject to separate advertisement consent if required.
- Internal fit-out will be sympathetic to the building's character and use and is largely limited to the positioning of baking equipment.

---

3. Access

Vehicular and Pedestrian Access

- The site benefits from existing vehicular on Water St. via Woolam Place. This section of Water St is not accessible by the general public and is closed at the end. Access is suitable for deliveries. Woolam Place provides sufficient access for waste collection vehicles (see separate report).
- Pedestrian access is via the main entrance, which is level and accessible.

Public Transport

- The site is well-served by local bus routes and is within walking distance of both Deansgate Metro Link and Deansgate train station, supporting sustainable travel.

Inclusive Access

- The unit has level access and provides accessibility for all customers, including those with mobility impairments.

---

4. Planning Context and Justification

The proposal supports Manchester City Council's objectives for economic vitality, re-use and preservation of empty premises and enhancement of local character . The change of use:

- Provides local employment and supports independent business.
- Activates a currently underutilized unit.
- Positively contributes to the character and vitality of the area.
- Allows the bakery to become a key part of the local community.
- Does not generate adverse impacts in terms of noise, traffic, or waste.

- Is compatible with surrounding uses and contributes positively to the streetscape.

---

5. Conclusion

This proposal represents a sustainable and beneficial reuse of an existing commercial unit. The change of use to Class E will support local enterprise, improve amenity, and maintain compatibility with the surrounding urban context.