TJM Projects Limited
10 Westside Industrial Estate
Jackson Street
St Helens
Merseyside
WA9 3AT

Tel: 01744 21212
email: info@tjmprojects.co.uk

Planning, Design and Access Statement in support of the Planning Application for Proposed Change Of Use of 103 Temperance Street, Manchester, M12 6HR to Class E(d) – Indoor Sport, Recreation or Fitness

On behalf of the applicant

Splatter Art Studio Limited
15 Osbourne Street
Glasgow
G1 5QN

Ref: 1369; Revision: 0; May 2026

1. Introduction

This Planning, Design and Access Statement has been prepared in support of a full planning application for the change of use of 103 Temperance Street, Manchester, M12 6HR to Use Class E(d) – indoor sport, recreation or fitness.

The proposed development will establish an indoor recreational art studio offering structured abstract art sessions for paying visitors. Participants will be provided with materials, paints, protective equipment, and guided instruction to create abstract artwork. An ancillary retail element will enable the sale of paints and related art materials associated with the activities undertaken on site.

The application seeks consent for a change of use only. No significant external alterations are proposed.



Image 1: Google Maps street view (May 2025) indicating existing elevation which will remain as existing.

2. Site and Surroundings

The application site is located on Temperance Street within Manchester city centre. The surrounding area comprises a mix of commercial, light industrial, leisure, office and residential uses typical of a vibrant and evolving city centre environment which is typical of a city-centre fringe location.

The existing building at 103 Temperance Street comprises an existing commercial unit currently vacant / underutilised with established use for the storage and distribution purposes. The property benefits from established servicing access and is well connected to public transport links, consistent with its sustainable city location and is well positioned to support an active town centre use.

3. The Proposed Use

The proposed use falls within Use Class E(d) which includes indoor sport, recreation or fitness.

The primary activities offered at the premises will involve:

- Pre-booked or walk-in sessions for visitors,
- Provision of paints, canvases, tools and protective clothing,
- Structured instruction guiding participants in creating abstract art,
- A controlled indoor environment designed for creative recreation,
- Ancillary retail sale of paints and related art materials.

The activity is experiential and recreational in nature, aligning with the “indoor sport, recreation or fitness” description within Class E(d), as it provides structured, instructor-led creative sessions promoting wellbeing, creativity, and leisure participation.

The primary function of the premises will be recreational and experiential rather than retail. The sale of paints and materials will be secondary and directly related to the core activity.

The activity constitutes indoor recreation, providing a participatory leisure experience comparable to other experiential uses such as craft workshops, fitness studios or art-based recreational venues that commonly fall within Class E(d).

3.1 Hours of Operation

The proposed hours of operation are anticipated to fall within typical daytime and early evening periods, consistent with neighbouring commercial uses. No late-night operation is proposed.

Typically hours of operation will be:

8am to 10pm Monday – Friday

8am to 10pm Saturday

8am to 8pm Sunday and Bank Holidays.

3.2 Staffing

The premises will be staffed during operational hours by trained instructors and supervisors to manage sessions, ensure safety, and oversee retail sales.

Typically staff employment will include 1 full time and 1 part time.

4. Design Considerations

4.1 External Appearance

No external alterations are proposed. The existing façade, access points, and servicing arrangements will remain unchanged. Any signage will be subject to a separate advertisement consent application if required.

A new partition wall with double doors will be formed inside of the existing folding doors and the existing folding / sliding shutter door will be left in the open position during trading hours.

2 nr new external grilles will be installed in the front elevation for the proposed new ventilation system.

4.2 Internal Layout

Internal alterations will be limited to:

- New partitions and creation of open studio space,
- New suspended ceilings installed over Reception, Staff and Studio areas,
- Installation of washable and durable internal finishes,
- Designated preparation and cleaning areas,
- Storage for materials and equipment,
- A small retail display area associated with the main activity.

The layout will ensure clear circulation routes, safe access to facilities, and adequate separation of activity and storage areas.

5. Access

5.1 Inclusive Access

The proposal will utilise the building's existing access arrangements. The internal layout will be designed to provide:

- Clear, unobstructed circulation routes,
- Accessible entry and exit,
- Suitable sanitary facilities,
- Safe and level activity areas.

The design will have regard to inclusive access principles to ensure that visitors of varying mobility levels can participate.

5.2 Transport and Connectivity

The site's central location within Manchester provides access to:

- Public transport services
- Pedestrian routes
- Cycle infrastructure

Given the experiential and appointment-based nature of the use, visitor numbers at any one time will be controlled, and the proposal is not expected to generate significant additional traffic compared to its former storage and distribution use.

As part of the proposal a cycle stand will be provided to allow secure cycle storage within the unit for staff and visitors.

6. Planning Policy Context

National Planning Policy, as set out in the National Planning Policy Framework (NPPF), supports:

- The vitality and viability of town centres,
- The diversification of uses within commercial areas,
- The re-use of existing buildings,
- Economic growth and cultural development.

The proposal aligns with these objectives by introducing an active leisure use within a sustainable city centre location.

At a local level, Manchester's development strategy promotes:

- Activation of underused commercial premises,
- Reusing an existing commercial unit,
- Promoting leisure and wellbeing activities,
- Supporting small-scale creative enterprise,
- Contributing to the diversification of uses within the area,
- Enhancing vitality within Manchester's urban area,
- Cultural and creative industries,
- Diverse leisure and experiential uses,
- Sustainable city centre growth,

The proposal contributes positively to these aims by providing a creative recreational facility that enhances the diversity of city centre offer.

7. Impact Assessment

7.1 Principle of Development

The site lies within Manchester city centre where leisure, recreation and commercial uses are actively encouraged. The change of use from B8 storage to a Class E leisure use represents a more intensive and publicly accessible use, contributing positively to street activity and economic vitality.

There is no policy objection in principle to the proposed use in this location.

7.2 Amenity

The proposed use is indoor and supervised. Activities will not involve amplified music at levels likely to cause disturbance. Any background music will be controlled and remain ancillary to the primary activity.

The activity involves controlled, small-group sessions and is unlikely to generate significant noise, odour, disturbance or anti-social behaviour.

Given the commercial city centre context, the proposed use is fully compatible with surrounding land uses.

7.3 Environmental Considerations

Paint products used on site will be appropriate for indoor recreational use. Waste materials will be appropriately stored and disposed of in accordance with relevant regulations.

A paint trapping system or a dedicated separator will be installed between the proposed sinks and washer/drier and the existing soil pipe to remove any paint solids before any water enters the drain. Details will be agreed with Building Control and United Utilities.

No hazardous industrial processes are proposed.

7.4 Highways and Accessibility

The site benefits from excellent accessibility via public transport, walking and cycling routes consistent with its central Manchester location.

The proposed use is not expected to generate significant vehicular traffic. Visitors will primarily arrive via sustainable modes of transport.

The shift from storage and distribution (which may involve delivery vehicles) to a visitor-based recreational use may reduce heavy vehicle movements associated with B8 use.

7.5 Economic and Social Benefits

The proposal will:

- Support local employment,
- Promote creative engagement and wellbeing,
- Diversify Manchester's leisure offer,
- Contribute to the evening and weekend economy,
- Encourage cultural participation.

The experiential and creative nature of the activity aligns with Manchester's reputation as a centre for arts, culture and innovation.

8. Flood Risk

The Environment Agency Flood Map for Planning indicates that the site is located in Flood Zone 1 in an area with a low probability of flooding.

The proposal site is not within 20 metres of a water course.

The proposed change of use will not increase the flood risk elsewhere.

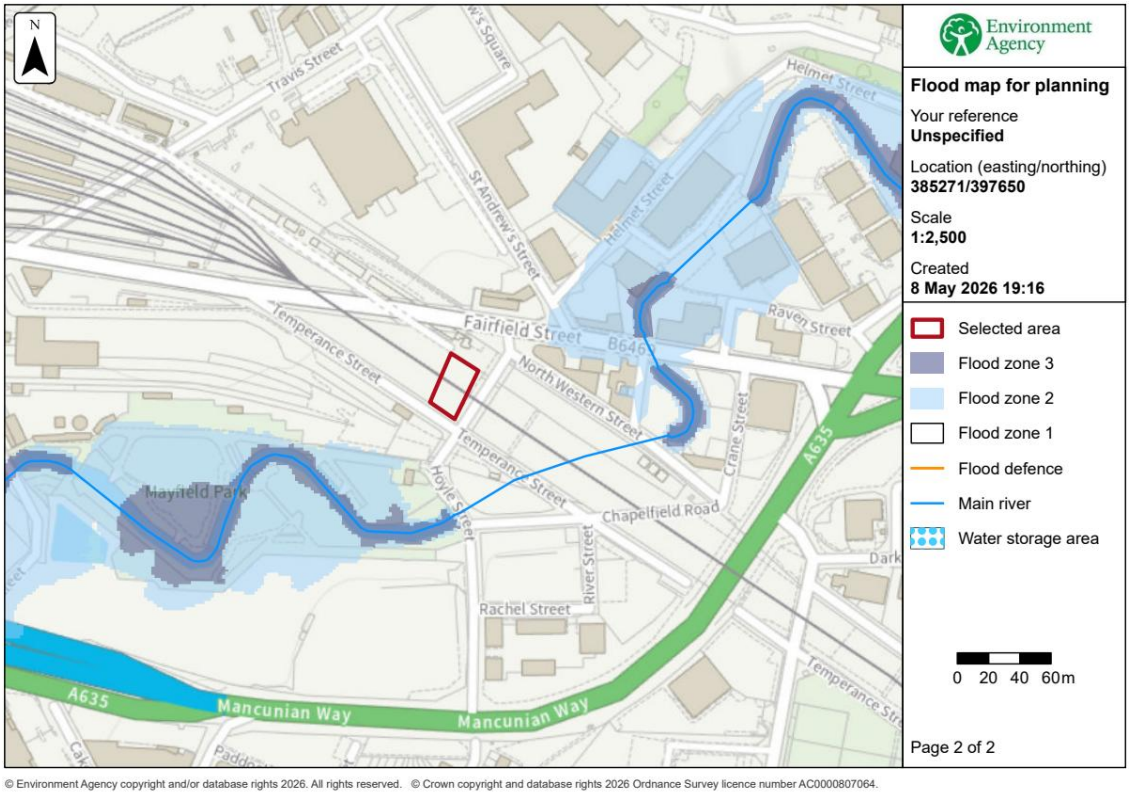


Image 2: Environment Agency Floor Map For Planning for site.

9. Waste Management Strategy

Provision will be made for 3 nr wheelie bins which will be stored in the staff area for recycling.

The recycling bins will be moved to the external waste recycling collection point by staff when due for collection by a contracted licensed waste carrier and will be brought back into the unit when emptied.

Cleaning and sanitary equipment / items will be provided and stored in the storage room for cleaning the recycling bins.

10. Biodiversity and Geological Conservation

The proposal is for a change of use and involves internal works only within the existing arch unit.

The proposal will not affect any biodiversity or geological conservation features that may be present nearby.

11. Conclusion

The proposed change of use of 103 Temperance Street to Class E(d) – indoor sport, recreation or fitness – is acceptable in principle and compliant with national and local planning policy and represents a sustainable and appropriate reuse of an existing commercial building.

The development will:

- Activate a commercial premises in a sustainable city centre location,
- Provide a creative recreational facility,
- Support economic growth and cultural participation,
- Preserve residential amenity,
- Enhance the vitality and viability of Manchester city centre,
- Requires no external alterations,
- Maintains the character of the surrounding area,
- Promotes creative recreation and wellbeing,
- Generates limited and manageable impacts,
- Supports the vitality of Manchester's commercial environment.

In light of the above, we consider the proposed development represents sustainable development and we respectfully request that Manchester City Council supports this planning application and grants Planning Permission for the proposed Change of Use.