Design & Access Statement

Project:

New commercial extraction system and new windows to create an active frontage, for new restaurant which falls within Class 'E'.

Location:

Unit3, 56 Bury Old Road, Cheetham Hill, Manchester, M8 5BN

Date: **June 2026**

Introduction

This design and access statement has been submitted in support of the planning application for the installation of a commercial extraction system and 3 new shop windows, for a commercial unit within Class 'E', to be used as a restaurant.

Please note there is a separate planning application for sub-dividing the existing building into 4 separate commercial units, with a new shop frontage, all within Class 'E'; the planning application number for that application is PLA-2026-000063.

This planning application is submitted by the tenant, who will lease the newly created Unit 3, once the above noted application has been determined.

The site benefits from a private car parking area, accessed from Thomas Street. There is capacity for 8 car parking spaces within the car parking area, two car parking spaces will be dedicated to each commercial unit. So the proposal site, has access to 2 car parking spaces for the new restaurant.

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 2,000 square feet commercial unit, on the ground floor, which has customer access from Cheetham Hill Road, and servicing access from the rear elevation.

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.

There is an escape stair from the first floor, which exits on to Thomas Street, this escape stair and the associated fire lobby, takes up a significant part of the side elevation of the building. This limits the usable floor space within Unit 3.

Design Proposals

The proposal seeks to maximize the usable area of the corner unit, by removing the escape stair from the first-floor unit and introducing 3 new shop windows along the elevation facing Thomas Street.

There will be a new fire escape door created on the first floor, off a new fire corridor, allowing the first-floor unit to comply with the maximum escape distance of 18 metres, when escaping in a single direction, please refer to the proposed first floor plan, which shows the alterations and additions required within the first floor to allow the applicant to remove the existing fire escape stair.

The new windows proposed on the ground floor along Thomas Street, will improve the active frontage along the street, and create a much more open aspect for the customers dining in the restaurant.

The proposed layout of the restaurant, within Unit 3, allows for 76 covers, with a small waiting area at the front of the unit. There will be an accessible WC, for customers, towards the rear of the seating area. The kitchen for the restaurant will be located at the back of the unit, with access from the rear as well as the customer area. The kitchen will have access to a storeroom toward the rear of the unit, which has been allocated to Unit 3.

The existing commercial building had a good lift installed, connecting the ground and the first floor, as this is no longer required, the good lift car and frame will be removed, and the remaining lift shaft will be utilised as riser for the vertical exhaust ducts from the commercial kitchen extraction system.

The proposed commercial extraction system will constitute a 5000mm x 1500mm canopy in the back kitchen area, this will discharge via the rear back of the unit, along the rear communal corridor and then vertically up the lift shaft, and terminate externally at the top of the lift room roof, please refer to the proposed plans and elevations, which shows the location and the termination point of the commercial extraction system.

Effect on Building

We believe the proposed alterations to the Thomas Street elevation will create and active frontage, which would not only improve the existing building's aesthetic but improve the street scene.

The proposed extraction system has been designed to be very discreet, and where it terminates externally, this will be towards the rear back corner, and at a high level.

The proposal will create a small restaurant in a commercial area of Cheetham Hill Road; this will create commerce and new jobs for this area.

Utilities Statement

There will be a dedicated electric and gas supply for the commercial unit.
The waste will be connected into the existing drainage on the proposal site.
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 proposed restaurant will have 2 dedicated car parking spaces within the rear car park area. There is also on street parking along Cheetham Hill Road, and a large car park area, that allows 3 hours free parking, for customers visiting this area.

There will also be 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 commercial unit 3, 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.