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Planning, Growth and Development
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/ Madam,

This Design and Access Statement has been prepared in support of a planning application for internal alterations, modifications to the existing shopfront, installation of a canopy extraction system and change of use from the existing commercial use (formerly Use Classes A1 Retail and A3 Restaurant/Café, now falling within Class E) to Sui Generis at 4 New George Street, Manchester, M4 4AE.
The proposal seeks to refurbish and reconfigure the existing ground floor commercial premises to provide three complementary commercial offers operating within a single premises:

- Convenience store (SPAR)
- Hot food takeaway (Brgr Lab)
- Dessert takeaway (The Belgian Waffle Company)

The proposal has been designed to maximise the efficient use of an existing city centre commercial unit while maintaining an active frontage and supporting the vitality and viability of Manchester City Centre.
No extensions or additional floor space are proposed, with the development consisting solely of internal alterations, minor shopfront modifications and the installation of a new extraction system to facilitate the proposed food uses.

Site Context

The application site occupies a prominent ground floor commercial unit on New George Street within Manchester City Centre.
The surrounding area is characterised by a vibrant mix of retail, food and beverage, leisure and residential uses, creating an active urban environment throughout the day and evening. The site benefits from excellent accessibility via the city's pedestrian network and public transport infrastructure, with numerous bus routes, Metrolink services and Manchester Victoria Station within convenient walking distance.
The existing premises currently operate as a SPAR convenience store and already serve the local residential, office worker and visitor population.

The proposal represents the continued commercial occupation of an established retail premises and therefore maintains the existing active frontage and contribution to the local economy.

Existing Site

The existing ground floor comprises a convenience store with associated retail floor space, storage and staff facilities.

The proposal does not alter the overall footprint or building envelope and retains the established commercial nature of the premises.

The submitted drawings illustrate:

- Existing Location Plan
- Existing Site Plan
- Existing Ground Floor Plan
- Proposed Ground Floor Plan
- Existing Shopfront Elevation
- Proposed Shopfront Elevation
- Existing Roof Plan
- Proposed Roof Plan
- Proposed Sections

The Proposal

The proposal comprises:

- Internal refurbishment and reconfiguration of the existing ground floor layout.
- Modifications to the existing shopfront.
- Installation of a new kitchen canopy extraction and ventilation system.
- Change of use from the existing commercial use (formerly A1/A3 and now Class E) to Sui Generis.

The proposed layout has been organised into three clearly defined operational areas:

1. Convenience Store (SPAR)

Located to the front of the premises and identified on the proposed plans in red, this element continues the established convenience retail use and maintains the existing service provided to local residents and visitors.

2. Hot Food Takeaway (Brgr Lab)

Located within the area identified in yellow on the proposed plans, this use will provide freshly prepared takeaway food supported by the proposed commercial kitchen and extraction system.

3. Dessert Takeaway (The Belgian Waffle Company)

Located within the area identified in pink on the proposed plans, this area will provide desserts and beverages, complementing the other commercial uses within the premises.

The arrangement creates a modern mixed commercial offering while remaining contained entirely within the existing building.

Ventilation and Extraction

The hot food takeaway element requires the installation of a commercial kitchen canopy extraction and ventilation system.

The system has been carefully designed to serve the proposed use while minimising any impact upon neighbouring occupiers.
The submitted specification documents demonstrate that the system incorporates appropriate filtration and extraction technology and has been designed in accordance with current industry guidance.
The proposed roof-mounted equipment has been positioned to integrate with the existing building and minimise visual impact.
The proposal therefore seeks to achieve an appropriate balance between operational requirements and environmental considerations.

Access

The proposal retains the existing principal entrance from New George Street.
Level access into the premises is maintained, allowing convenient access for wheelchair users, people with mobility impairments, families with pushchairs and elderly visitors. The internal arrangement provides clear circulation routes and accessible customer areas. No changes are proposed that would reduce existing accessibility.

Amenity Considerations

The proposal is expected to have a limited impact upon neighbouring occupiers.
The works are predominantly internal and do not alter the scale or appearance of the building beyond modest shopfront improvements and the installation of the extraction system.
An important aspect of the proposal is the removal of alcohol sales from the existing convenience store operation.
The removal of alcohol sales is anticipated to reduce the potential for anti-social behaviour and late-night congregation associated with alcohol purchases, contributing positively to the local environment and creating a quieter and more family-oriented customer base.
The proposed combination of convenience retail, hot food takeaway and dessert takeaway is considered appropriate within a busy mixed-use city centre location and will provide additional choice and vitality for residents, workers and visitors.

Sustainability

The proposal represents the refurbishment and reuse of an existing commercial premises, making efficient use of the existing building stock and avoiding unnecessary demolition or new construction.
By retaining the existing structure and adapting the internal accommodation, the proposal minimises material consumption and construction waste while supporting the continued economic use of the property.
Its highly sustainable city centre location further promotes walking, cycling and public transport use.

Planning Considerations

The proposal supports the continued active commercial use of an established city centre premises and contributes to the vitality and viability of the surrounding area.
The development:

- Maintains an active ground floor frontage.
- Reuses an existing commercial building.

- Provides additional food and retail choice.
- Supports local employment opportunities.
- Improves the functionality and appearance of the premises.
- Removes alcohol sales from the existing convenience store operation, reducing the potential for associated disturbance.
- Incorporates an appropriately designed extraction system to support the proposed food uses.

Overall, the proposal is considered to represent sustainable development and is consistent with the objectives of promoting vibrant, active and economically successful city centres.

Conclusion

This application seeks permission for internal alterations, shopfront modifications, installation of a canopy extraction system and change of use to Sui Generis at 4 New George Street, Manchester.
The proposal retains the established commercial nature of the premises while creating a modern mixed retail and takeaway offering comprising a SPAR convenience store, hot food takeaway and dessert takeaway.
No increase in the building footprint or height is proposed, and the design has been carefully developed to respect the existing building and surrounding streetscape.
The removal of alcohol sales, refurbishment of the premises and installation of modern ventilation equipment will enhance the operation of the site while supporting the vitality of Manchester City Centre.
It is therefore considered that the proposal represents an appropriate and sustainable form of development that accords with the relevant planning principles and should be supported.

------ End of Design & Access Statement ------