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office@inventiveda.com
www.inventiveda.com
@inventiveda

25155/MBG

3rd August 2026

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION.

This statement is written in relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

SITE ADDRESS

Unit 19
The Arches
Red Bank Court
Manchester
M4 4HF

APPLICANT

Arch 19 (Manchester) Limited
23 West Mill
Spotland Bridge Mill
Rochdale
OL11 5BU

AGENT

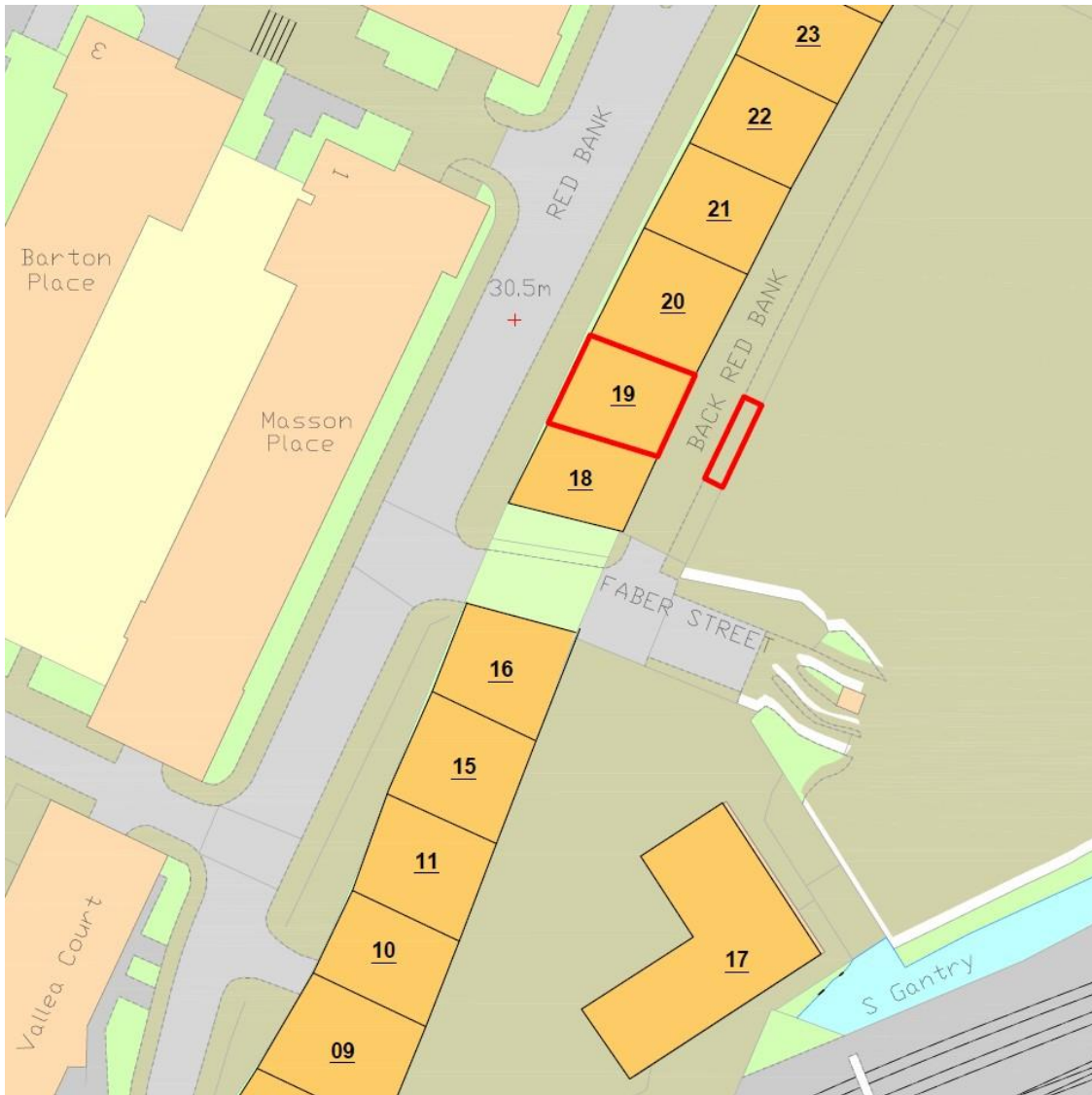
Inventive Design Associates
57 Station Road
Cheadle Hulme
SK8 7AA

DESCRIPTION OF THE PROPOSAL

Proposed change of use from Storage (class B8) to Pilates studio (class E – d) with café and licensed bar (Sui Generis).

INVENTIVE DESIGN ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
Abney Hall, Suite 9-10, Manchester Road, Cheadle SK8 2PD

Reg No 9251414



Picture 1: Location plan showing position of the application site.

THE SITE

Unit 19 is situated within a railway arch inside the Red bank Viaduct, close to the junction of Red Bank and Faber Street. The unit has a Ground floor level (149 sqm), and a mezzanine level (94 sqm), giving a total floor area of 243 sqm.



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The site is not listed and not in a conservation area. The neighbouring unit (no.20) had permission granted in August of last year for a change of use to a Restaurant and Bar with ancillary retail and associated storage area (Sui Generis).

THE PROPOSAL

The Northern Gateway Strategic Regeneration Framework (SRF) presents a vision of the arches of the Red Bank Viaduct on page 19 of the executive summary, which is included below:



The area is identified as having the potential to provide an important public space and community hub. The proposed change of use will help support this vision, provide a high-quality exercise and fitness facility that will serve both the local community and visitors to the area.

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ACCESSIBILITY

The subject premises is exceptionally well-connected, being situated just half a mile (approximately a 12-minute walk) from Manchester Victoria, which provides both mainline National Rail services and Manchester Metrolink services. The area is also very well serviced by local bus routes. The premises therefore supports sustainable travel.

OPERATIONAL AND MANAGEMENT STRATEGY

The primary use of the site will be as a Pilates studio, with an ancillary café bar. The café will not serve hot food.

Security

The premises will be fitted with CCTV covering internal areas and entrance points in line with both best practice and licensing requirements.

Opening Hours

The proposed opening hours for the venue are outlined below:

- Monday – Wednesday: 06:30 – 21:30
- Thursday – Saturday: 06:30 – 23:30
- Sunday: 08:00 – 23:00

Employment

Estimated staffing levels as noted below:

- 1 full-time employed general manager.
- 5 part-time employed team members to support bar service.
- Pilates instructors will operate on a freelance basis.



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Refuse Collection

Refuse collection for the venue has been calculated to BS 5906, as well as Waste Storage and Collection Guidance for New Developments (2023) by Manchester City Council.

- 1100 litre bin for general waste.
- 1100 litre bin for general recycling.
- 240 litre bin for glass bottles.
- 120 litre bin for food waste.

Level Access

The proposed application site has level access from the South-east elevation – please refer to drawing number 25155-303.



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FLOOD RISK ASSESSMENT

The proposed development site is located within flood zone 2 – see image below.



The proposed works are minor and do not involve the construction of a new building or the extension of a building. The works will not have an Impact on flooding and risk of flooding. The construction of the works will be from materials (e.g., treated timber, masonry and metalwork) such that flooding should not cause any significant damage.

This development is unlikely to raise significant risk of flood issues, as the proposal does not: -

- a) Have an adverse effect on watercourse, floodplain or its flood defences;
- b) Impede access to flood defence and management facilities; or
- c) Have a significant effect on local flood storage capacity or flood flows.

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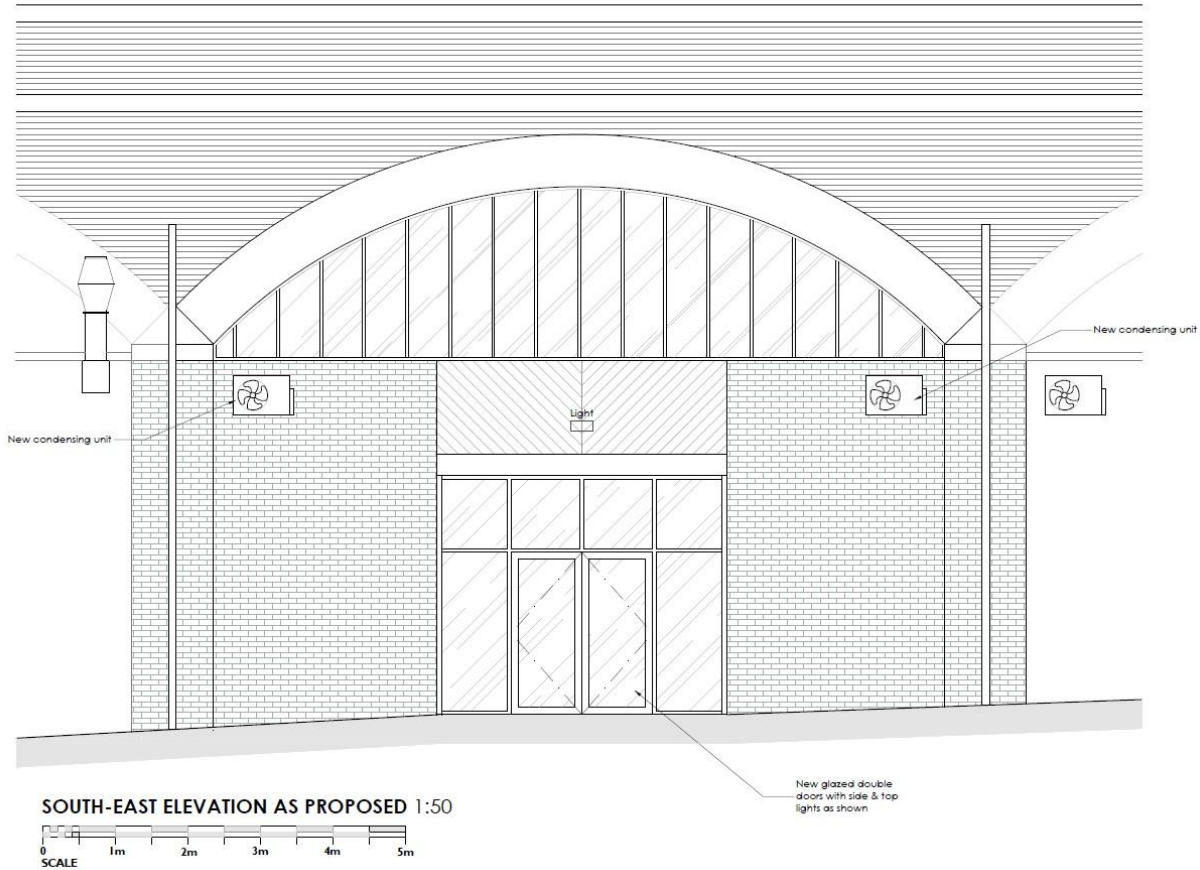


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The material works of the project consist only of very minor amendments to the South-east elevation, as shown above. These consist of:

- Glazed double doors with sidelights and toplights.
- 2 no. new condenser units.

Due to the extremely minor nature of these works, it is considered that no further flood mitigation measures are required.

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