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ARCHITECTURE

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DESIGN and ACCESS STATEMENT

60 Sherborne Street, M8 8LR

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1. INTRODUCTION

This Design and Access Statement is prepared by Studio Tashkeel Architecture Ltd on behalf of Mr Saeed Iqbal in support of the planning application for a first floor addition and ground floor extension at Unit 01 Sherborne Street, Sherborne Trading Estate, Manchester, M8 8LR.

This statement responds to Manchester City Council's invalidity letter dated 7 July 2026 (ref. PLA-2026-000264). It confirms no demolition is proposed — the existing building is retained, with a first floor added for storage and a ground floor extension included, now reflected in the amended application description. The statement covers design, context, heritage, and access, alongside the amended application form, Site Plan, and Transport Statement.



Fig : 01 Location Plan

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2. Heritage and Storage Operation

Heritage impact: The nearest designated heritage asset is the Cheetham Park Shelter (Grade II listed, NHLE 1446330), located approximately 70m north-west of the site, within Cheetham Park. The site and the park are separated by Sherborne Street and a mature tree belt that runs along the park's boundary facing the site. The shelter itself sits well within the interior of the park, screened by extensive tree cover, with no direct line of sight towards Sherborne Street or the application site. Given this separation and screening, the proposed first floor addition would not be visible from the shelter or materially affect the way it is experienced within its parkland setting. The proposal is therefore considered to preserve the setting and significance of this designated heritage asset, with no harm arising.



Fig : 02 Sherborne Street

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The proposed first-floor extension will result in an overall building height of 9.7 metres to the roof ridge. This scale sits comfortably within the established height profile of the surrounding two-storey commercial and warehouse units in the Sherborne Trading Estate. At a maximum of 9.7 metres, the building remains entirely subordinate to the wider local skyline. It will not appear dominant or overbearing when viewed from Cheetham Park or the nearby historic Bandstand, ensuring the visual setting and character of these local heritage assets are fully preserved.

3. Storage operation

For the avoidance of doubt, the proposed first-floor storage areas will not operate as independent, standalone commercial units, nor will they be let or leased to external third-party operators. Instead, they are designed to function strictly in an ancillary capacity to meet the fluctuating inventory demands of the existing ground-floor cash and carry units. To ensure maximum operational efficiency, the allocation of the 11 upper-level storage spaces will remain flexible to serve the specific needs of the ground-floor businesses; for example, a larger or more active ground-floor unit may utilize more than one first-floor storage space to accommodate their higher inventory requirements. All goods and stock will be moved and managed internally via dedicated stairwells, keeping all logistics entirely contained within the secure building envelope. This direct vertical support allows ground-floor operators to scale their inventory storage on-site, eliminating the need for external, off-site storage trips and significantly reducing commercial traffic, idling, and loading disruptions along Sherborne Street.

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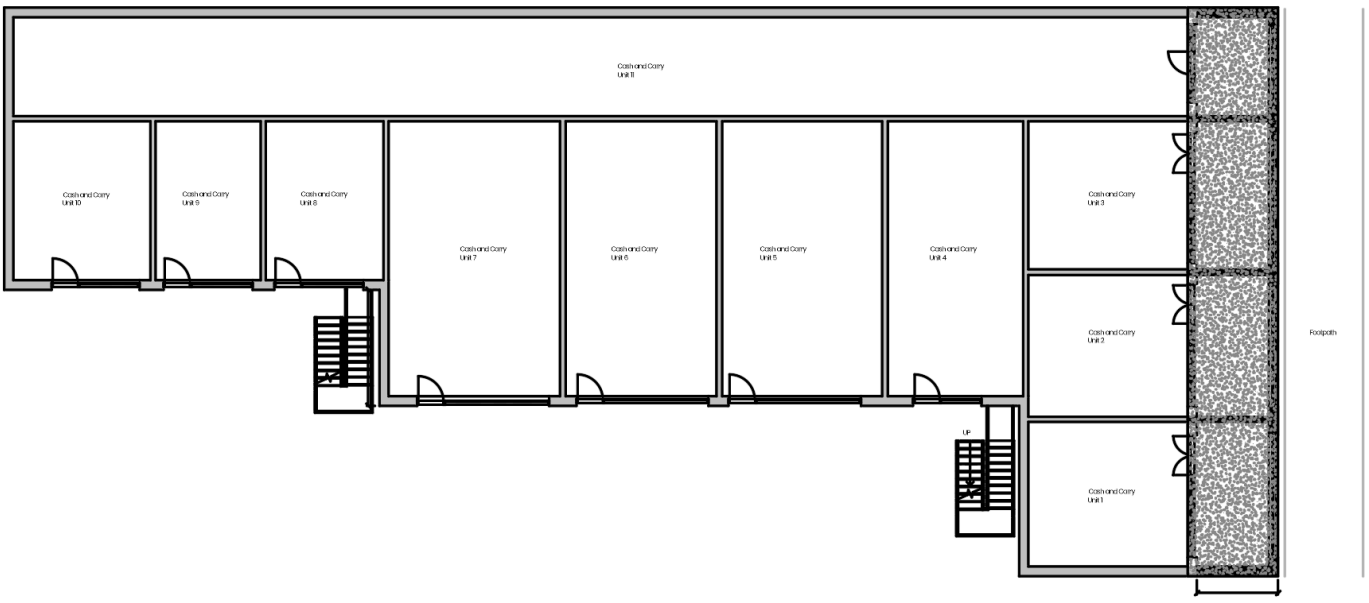


Fig : 03 Proposed Ground floor plan

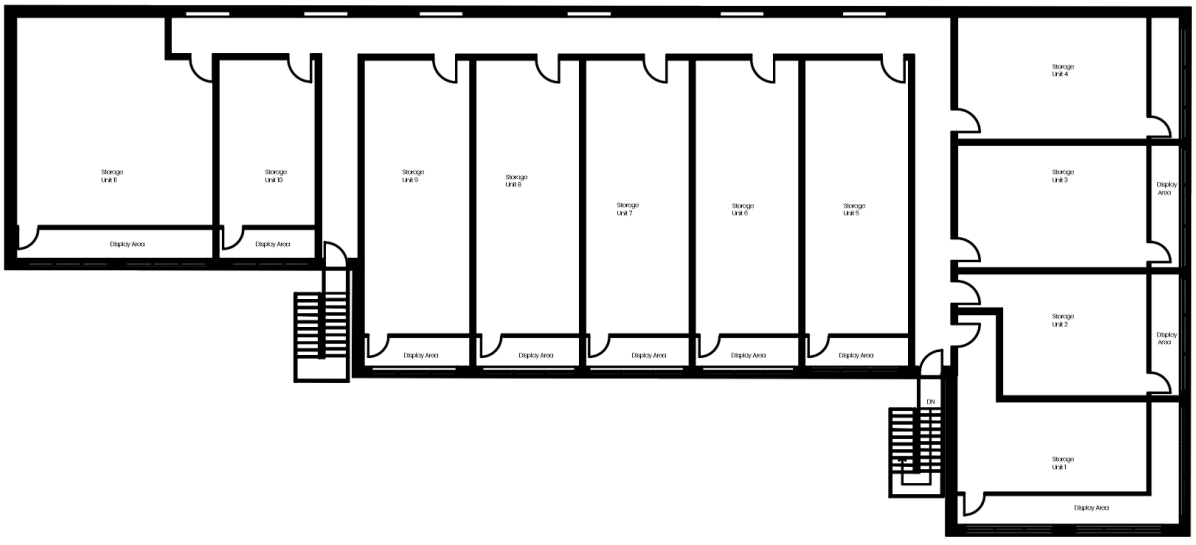


Fig : 04 Proposed First floor plan

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4. Conclusion

The proposed development at Unit 01, Sherborne Street, represents a highly sensitive and operationally vital design intervention that fully aligns with Manchester City Council's planning and design objectives.

By addressing the two core aspects of this application, the scheme achieves the following:

- Preservation of Heritage Assets: The development carefully respects the setting of the adjacent Cheetham Park and its historic Bandstand. By maintaining a scale and building height consistent with the established industrial character of the Sherborne Trading Estate, the first-floor extension introduces no adverse visual impact. Furthermore, the street width of Sherborne Street and existing mature tree canopies provide an effective physical and visual buffer, ensuring the setting of these designated local assets remains entirely preserved.
- Highly Efficient, Flexible Storage Use: The proposal establishes a direct, vertically integrated relationship that solves critical stock management challenges for the existing cash and carry units. Rather than creating separate commercial entities, the upper floor serves strictly as ancillary storage with the operational flexibility to allow busier ground-floor units to utilize multiple storage spaces as their inventory needs fluctuate. Because all stock logistics are kept entirely within the secure building envelope via internal stairwells, the scheme actively reduces commercial traffic, roadside idling, and loading disruptions along Sherborne Street.

Ultimately, the proposals demonstrate how a local commercial business can successfully expand and optimize its operations in a sustainable manner that enhances the street frontage while fully protecting the surrounding historic and public environment. We therefore respectfully request that planning permission be granted.