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DESIGN AND ACCESS STATEMENT

Stanley House 2-6 Stanley Street
Sheffield

Proposed Change of use from B2/ B8 to mixed use Class E café and Sui
Generis Shisha Café

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Introduction

This Design and Access statement has been prepared by LS Design and Planning on behalf of Mr Bahaadin Salih. For the property at Stanley House 2-6 Stanley Street

Planning permission is sought for the change of use of the site which was used as a Warehouse over 20 years ago to a Café (A3) with ancillary Shisha area (Sui Generis) which will be through an external covered smoking shelter on the Wicker Lane facing elevation.

Site Analysis

The application is for Stanley House, 2-6 Stanley Street built in 1930. The site is located in a General Industry Area as defined in the Unitary Development Plan.

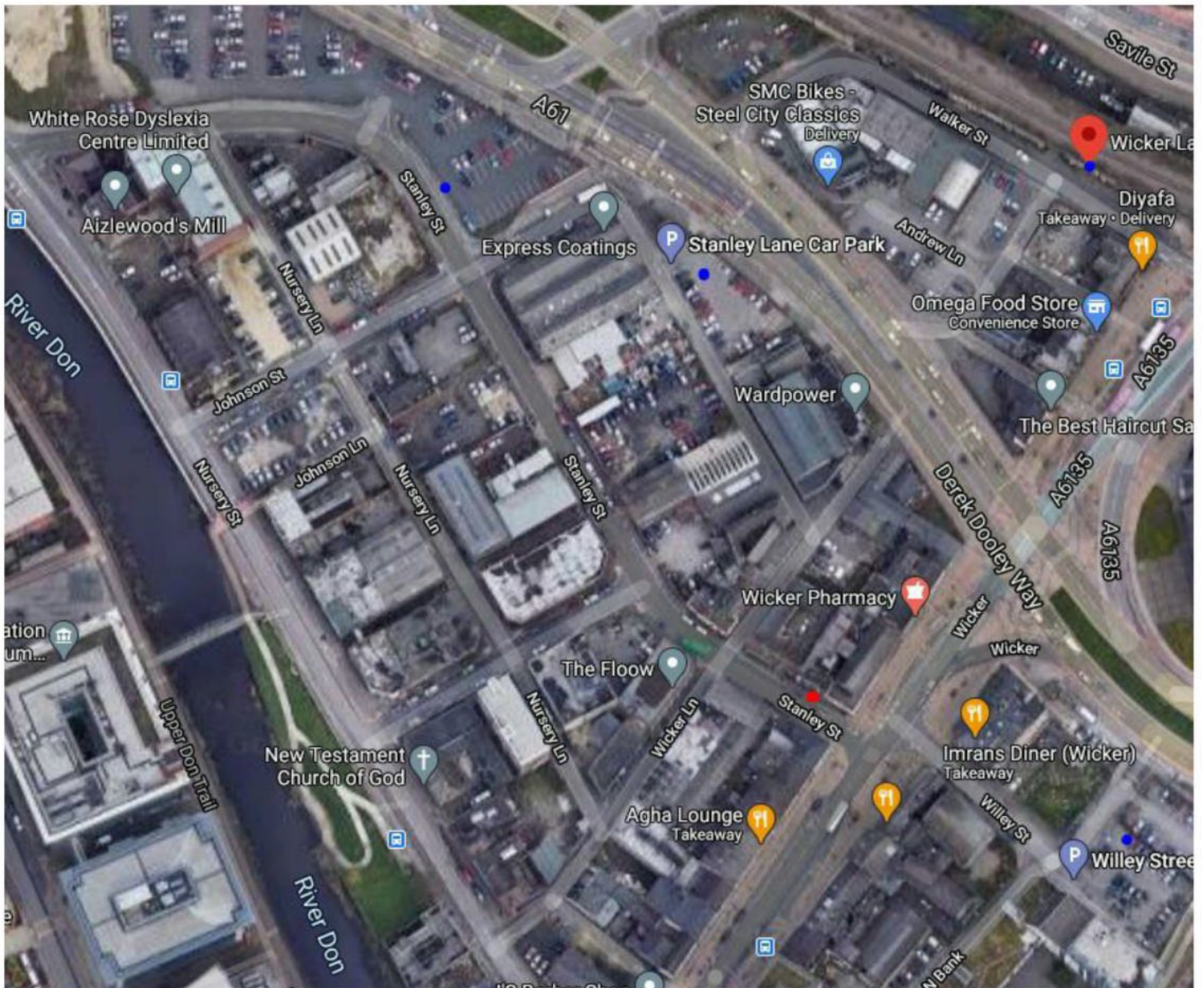
Given the decline in need for warehousing and industrial units in this particular area this warehouse has been laid dormant internally for a number of DECADES with the landlord struggling to get anyone in.

My client is trying to bring the charm back to this once admiral building by way of UDP Policy IB5 which identifies the preferred use as B2 and B8 however does also permit a variety of uses, including shops, food and drink outlets (A3-A5) and leisure and recreation facilities (D2). As we are proposing a Café Class E and a shisha area which is classed as Sui Generis, however this would fit in between a café and recreation facilities we believe we have a strong proposal which would thrive in this area due to it's diverse local population.

The building is a three storey building however as previously mentioned it has not been used in over a decade, the staircases ground floor up have all been removed and the upper floors are structurally sound however require a lot of work to get them to a presentable standard, hence this application only applies to the conversion of the ground floor, the staircase opening is to be boarded up until the landlord get it out of it's dilapidated condition. In total the building measures approx 145 m² internally. The proposals also include a canopy area to the side of the building fronting Wicker Lane with a total of 20.8 m² to comply with the Smoking Regulation.

The site is located within a commercial and industrial area with uses close-by such as car repair garages, restaurants, nightclubs and shops. There is a large demand for this type of business in the local area for the local population, it is therefore deemed that car parking is not a problem as the customers live locally. There is also many bus links to the city centre and beyond from within 100 metres walking distance. I have shown some cycle parking areas to the Wicker Lane entrance, as we are aiming for a sustainable approach to travelling to this business and beyond.

Although we are pushing for a green way to travel to the business, if anyone does bring a car there are some pay and display car parks closest being on Wicker Lane itself. There is also a large car park on Stanley Street and on Willey Street.



Site marked with red dot and car parks with blue dots

The proposed site is accessible by car, from Stanley Street and Wicker Lane. 1 car park space has been provided for deliveries. The site is also accessible by cycle from Sheffield City Centre via the cycle lane. There is a bus stop located close to the site on Wicker/ Blonk Street which heads straight to the city centre. We believe parking is not required due to this and cycle facilities and as per the Green City Strategy a main objective is to enable modern, reliable and clean journeys for everyone which takes in to consideration green public transport and cycle paths to boost cycling further. We have provided cycle parking on the site to assist with this. We believe providing a customer car park would only encourage further car use, whereas by having an open visible cycle park area this will challenge perceptions and implement change.

Background

We are proposing a Class E Café with ancillary shisha smoking area, the café will serve local delicacies and teas/ coffees which are mainly only warmed up by the provision of a toaster, sandwich press or microwave. Products will come fresh to site. No actual cooking would be taking place on the premises

shisha is a form of socializing and congregating for the middle eastern/ Turkish and South Asian cultures, it is traditional to smoke a hookah/ shisha which is a form of water pipe used for smoking herbal or aromatic tobacco. This is the western equivalent of a Café.

The proposed hours of opening will be Midday to 3am Monday to Friday and Midday to 4am Saturday and Sunday.

It is difficult to categorise this use between a D2 and A3 within the Use Classes Order 1987. The use is therefore considered to be Sui Generis.

Proposal

The proposal is for a change of use of an existing warehouse unit B2/B8 to Class E café with ancillary Sui Generis (shisha lounge), including an external smoking shelter area to the side of the building in accordance with National Smoking Regulation.

Areas of building	
Internal Area	145m ²
New canopy area	20.8m ²

The proposal allows for the local community to socialise in a more customary traditional form. This demand comes from local and nearby residents. My client has seen a gap in the market for a local neighbourhood café and believes it will be prosperous.

The proposed hours of opening will be Midday to 3am Monday to Friday and Midday to 4am Saturday and Sunday.

It is noteworthy that no music is to be played in the external canopy area.

Jobs

My client has advised that initially they are looking to start with 2 full time staff and 2 part time staff, however he is hoping once business picks up to provide more jobs for the local community which will be well needed due to the current crisis and job losses throughout almost all sectors.

Planning Policies

Central government advice is contained in NPPF, see below an extract taken from Paragraph 92.

NPPF Paragraph 92

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

The Sheffield Core Strategy highlights reasons as to why this property has not been let for so long and the desperate need for it to be allowed a change of use. Otherwise, it would fail to be let out as it can be seen historically. A 1975 application to convert this property to a nightclub was refused and has pretty much been lying dormant ever since.

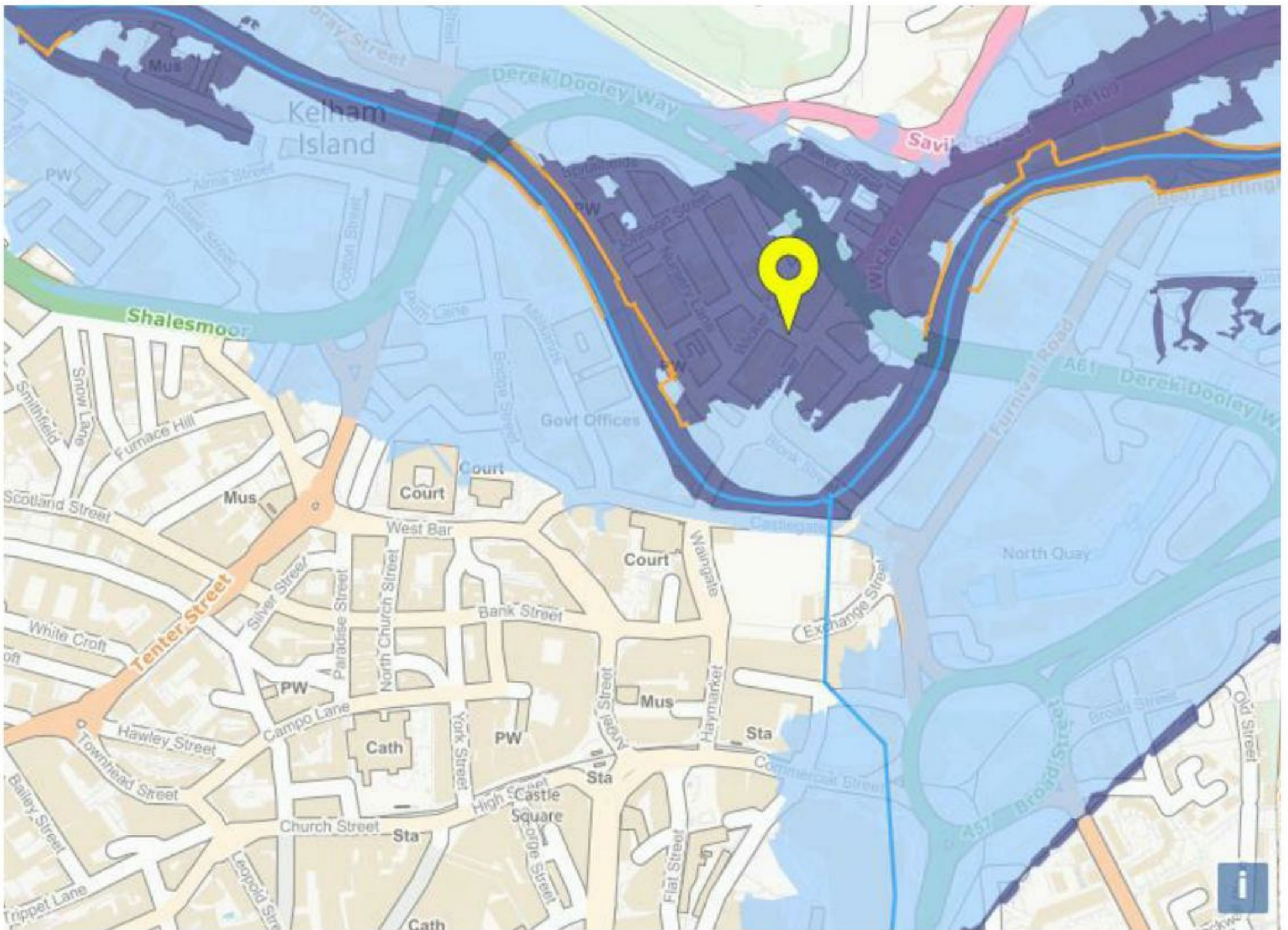
CS6 Manufacturing and the City Centre - Transition Areas 6.18 Historically, metal industries and related manufacturing developed in and around the City Centre. However, in some areas, the City Centre is no longer a suitable location for this purpose, because of topography and restricted accessibility for industrial traffic. Also, competition from other more suitable and viable uses is increasing pressure for relocation. As a result, many of these areas often fail to meet the requirements of modern manufacturing and distribution. Also, some industrial operations are incompatible with other City Centre uses, particularly housing. In these transition areas there are long-term advantages for the efficient operation of the business and the regeneration of the City Centre if the industry can be relocated.

Flood Risk

The building is located in flood zone 3 however none of the work is expected to create extra pressures on the drainage system. The rear yard to Wicker Lane is already concreted ground therefore run off is already going into the combined sewerage system.

As the external canopy is just that it will not be enclosed and the existing external door to the building kept in place therefore no worse than it is at the moment.

The business will ensure it signs up to flood warnings, in case of flooding in the area to give enough time for the customers to safely evacuate.



Flood map

Conclusion

There are strong planning grounds to support this application, as it is sustainably located close to customers, and giving back to the community by providing much needed jobs and using a warehouse unit which has been abandoned for decades. Once the ground floor has been successfully let out the landlord envisages the money created from rental income will allow him to bring the rest of the building back to it's former glory. Having checked google maps he has had 'To Let' boards on the building since before 2008 with no success.