

PLANNING DESIGN & ACCESS STATEMENT

FOR PROPOSED SINGLE STOREY MODULAR BUILDING ON LAND AT:

**THE PONDEROSA
DOBBINETTS LANE
BAGULEY
MANCHESTER
M23 9NB**

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**RFW ASSOCIATES
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THE APPLICATION

The application looks to secure full planning permission for the erection of a 4 bay modular building for both general office, sales and display.

HISTORY

The site was purchased by Alan Sproston Fencing Ltd in 1984 and was formally used as a general builders yard. Having searched the planning history no recent applications were found although historically an application was made some 25 years ago and approved for the existing building housing the machine shop together with storage of materials used in the manufacture and treatment of differing types of timber fencing.

SITE LOCATION & DESCRIPTION

The site of some 4000 sq/m lies to the north of Dobbinetts Lane and is situated to the south of the Roundthorn Industrial Estate, which comprises of both industrial and commercial premises, to the west is Jack Brady Close a residential development of 14 number detached houses built some 20 years ago. To the north of the site is the only building being the manufacturing and treatment hub of some 420 sq/m to the side of which is a 6m x 2.4m container being the present sales office. The owners living accommodation is to the east as is other property under the applicants ownership. The site has allocated areas for the storage of timber together with concrete products, paving materials and aggregate bays and is used very much in the main by the trade which has a 95% usage as against a none trade usage of 5%

DESIGN PROPOSALS

Amount

The proposed development is a 4 bay single storey structure (58sq/m) being of overall dimensions of 12m x 4.8m and 2.8m high and will replace the existing container.

Layout

The proposed structure has been sited on the south west boundary in the main this is dictated by the need to provide better access for both trade and none trade and also to improve security. The proposed siting of the structure is 11 m from the nearest residential property but is well screened by dense evergreen planting which it is assumed was planted by the developers to screen from the builders yard and general comings and goings. Whilst at this stage no means of acoustic insulation have been included for it is not considered to be necessary as any vocal noise will be contained within the structure as against external as is a present.

Scale

A single storey structure of area 58 sq/m and 2.8m high, ground levels are similar to that of Jack Brady Close therefore roof of proposed structure would be some 2m below eaves height to the residential properties.

Appearance

A simple structure which although having very little architectural merit is considered suitable for the site and will certainly be an improvement on the present container. The thermally insulated structure is constructed as per enclosed literature and is finished in a grey – white colour with pvc doors and windows in white.

Access

Access to the site is from Dobbinetts Lane, the site is generally flat and there are no gradient issues. The existing gated site access is 10m wide and is considered more than adequate to accommodate access and egress for vehicles of all sizes including articulated.

The proposals will comply with Part M (Disabled Access) of the building regulations in terms of level approach level thresholds and width of openings. It is accepted that some reorganisation of the yard will be necessary to improve the general flow of traffic on the site together with forklift truck movement..