

Design and Access Statement



Land adjacent to the Steelworks Tavern, Gorton Lane

April 2022

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1. Introduction and Proposals

Introduction

ebrdesigns.com are instructed by the applicant, Mr Sookasian, to prepare this design and access statement to support a planning application at:-

Land adjacent to The Steelworks Tavern, Gorton Lane, Gorton.

It should be read in conjunction with the following documents: -

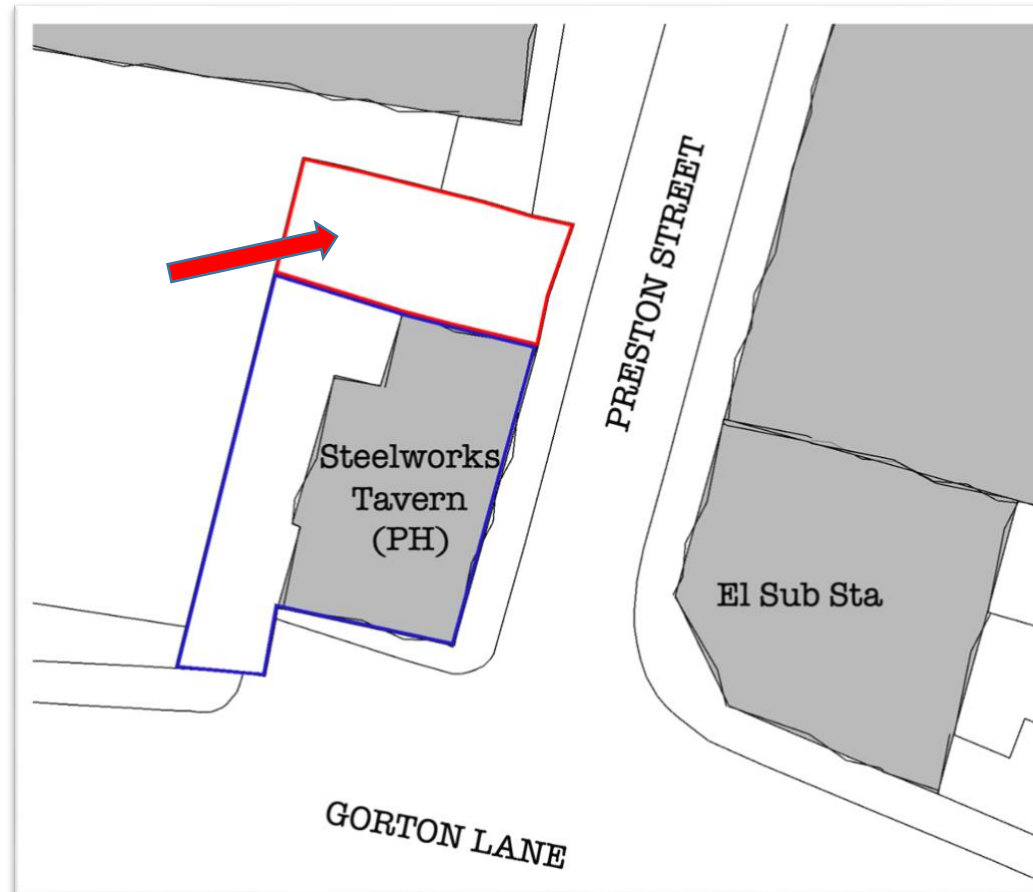
- Completed application form
- Location plan
- Proposed site plan
- Proposed plans & elevations
- Visual

Proposals

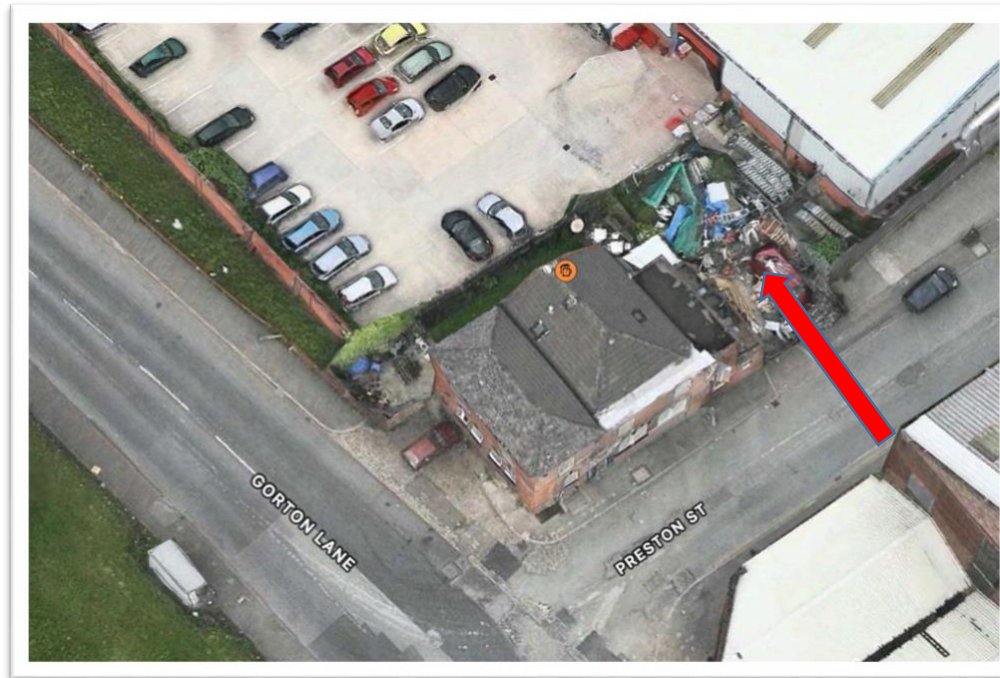
The application proposes the erection of a detached commercial building with storage (B8) to the ground floor and office accommodation (B1) to the first floor.

The landowner seeks to use the property as his own business premises including the storage of building materials with occasional office use.

2. Location



3. Aerial Imagery



Aerial view

4. Photographic Survey



View up Preston Street



View to site entrance



View to front of site



View to adjacent Steelworks Tavern

5. Planning history

A search of Manchester's online planning portal has revealed the historic planning applications relating to this property.

121760/FO/2018

Validated: Fri 16 Nov 2018

Status: Decided (Approved)

This approval was not implemented within 3 years of the decision date and so this application seeks approval for an identical application.

6. Design Proposals

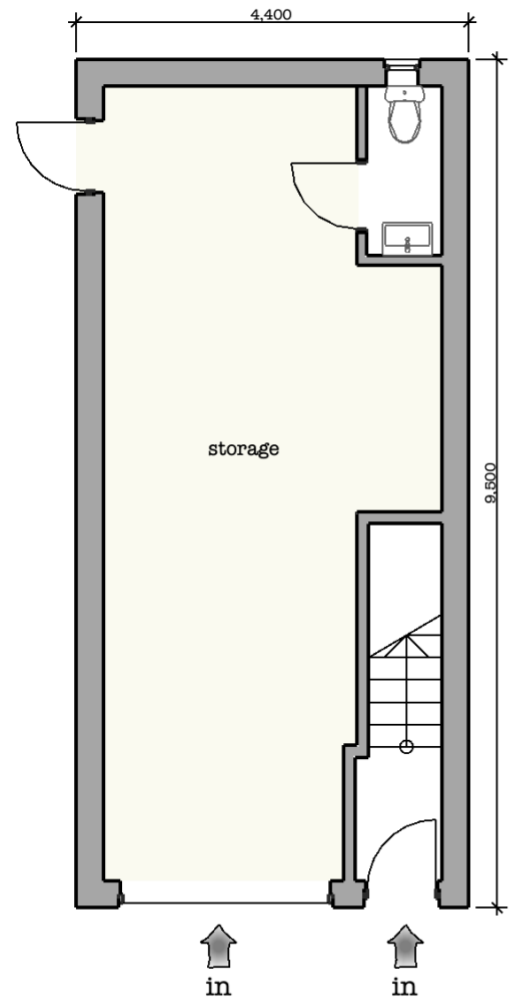


Visual of Proposed Building

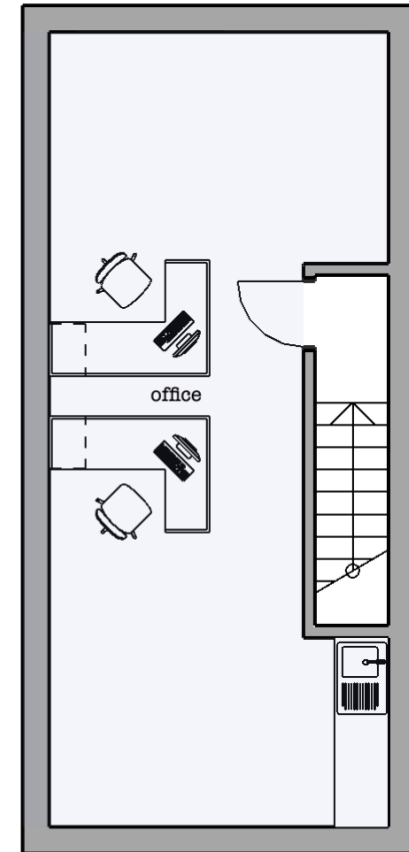
The proposal is an identical application to that approved previously (ref 121760/FO/2018) for the erection of a single storey storage unit with office accommodation in the roof space.

The proposed unit will be constructed from facing bricks to match the neighbouring public house under a pitched tiled roof.

A hardstanding will provide off road parking for 2no vehicles.



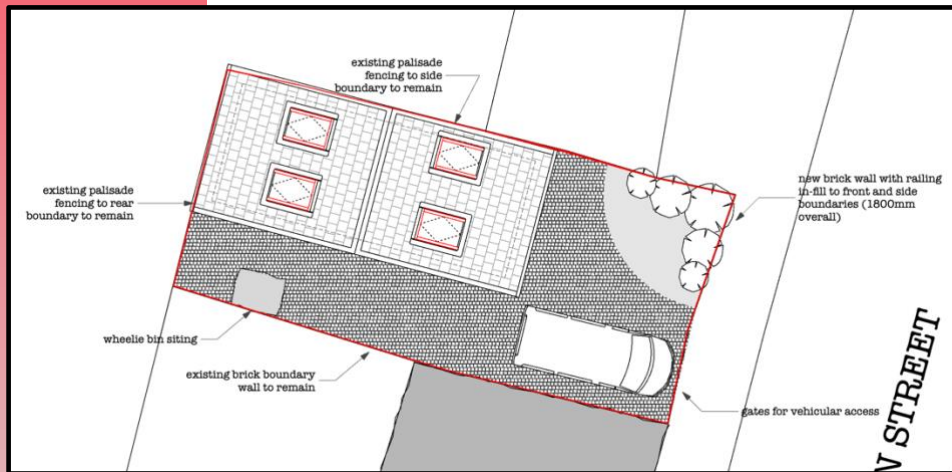
Ground floor



First floor

Proposed floor plans

Access



Site plan

The site, which forms side land adjacent to the Steelworks Tavern, can be accessed via a pedestrian gate fronting Preston Street.

The proposals include an extended dropped kerb to facilitate vehicular access into the site.

Off-road parking for 2no vehicles will then be achievable.

Pedestrian access would also be from the Preston Street entrance.

9. Waste management strategy

The proposal seeks consent for a storage with minimal office space for occasional use.

The refuse generation will be limited due to its occasional ad-hoc basis but in any event the Applicant will instruct a private contractor for refuse collection and disposal.

The site plan illustrates the waste bin being located to the side of the property.

9. Conclusion

The application seeks approval for the erection of a small, detached building with occasional office room in the roof space.

The site presently unattractive with a variety of ad-hoc materials being stored.

This proposal offers the opportunity to develop a modest storage building in an established industrial location and make a positive contribution to the street scene and built environment generally.

We therefore kindly request this application is approved without delay.