

DESIGN AND ACCESS STATEMENT

Proposed Extension and Refurbishment
Reliance Street
Newton Heath
Manchester
M40 3AG

afa
architects
+ planners

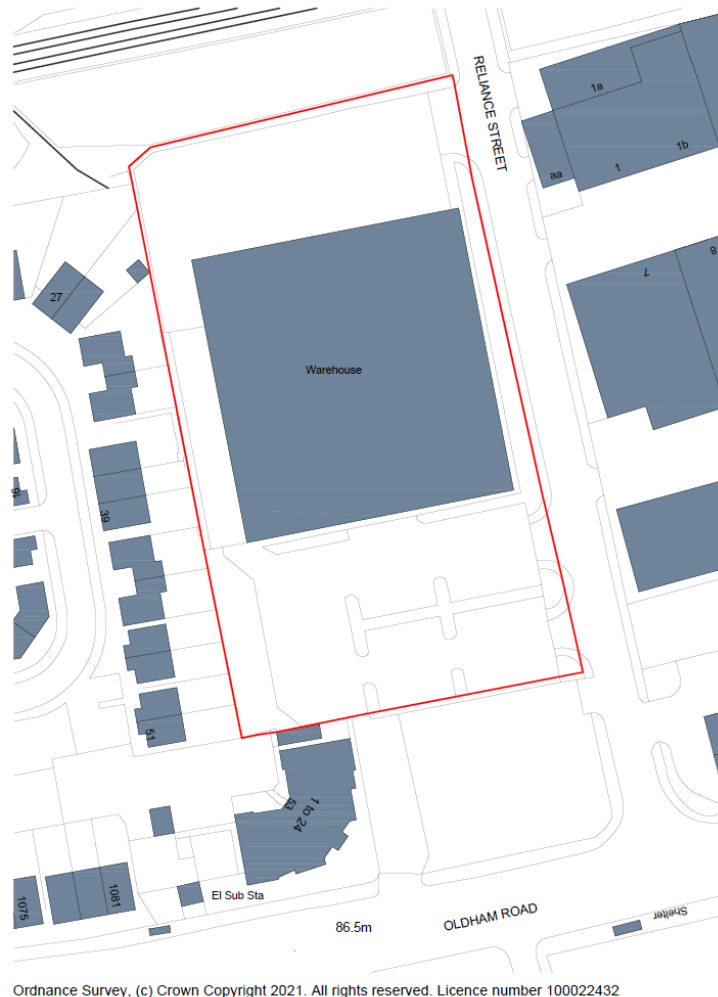
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1.0 INTRODUCTION

- 1.1 This design and access statement has been prepared by AFA Architects and Planners Ltd. in support of a full planning application on behalf of our client Euro Foods Group Ltd. The design and access statement relates to the land shown outlined in red on the below location plan.



- 1.2 This design and access statement should be read in conjunction with the following AFA Architects and Planners Ltd. drawings and associated specialist reports which form the full application:

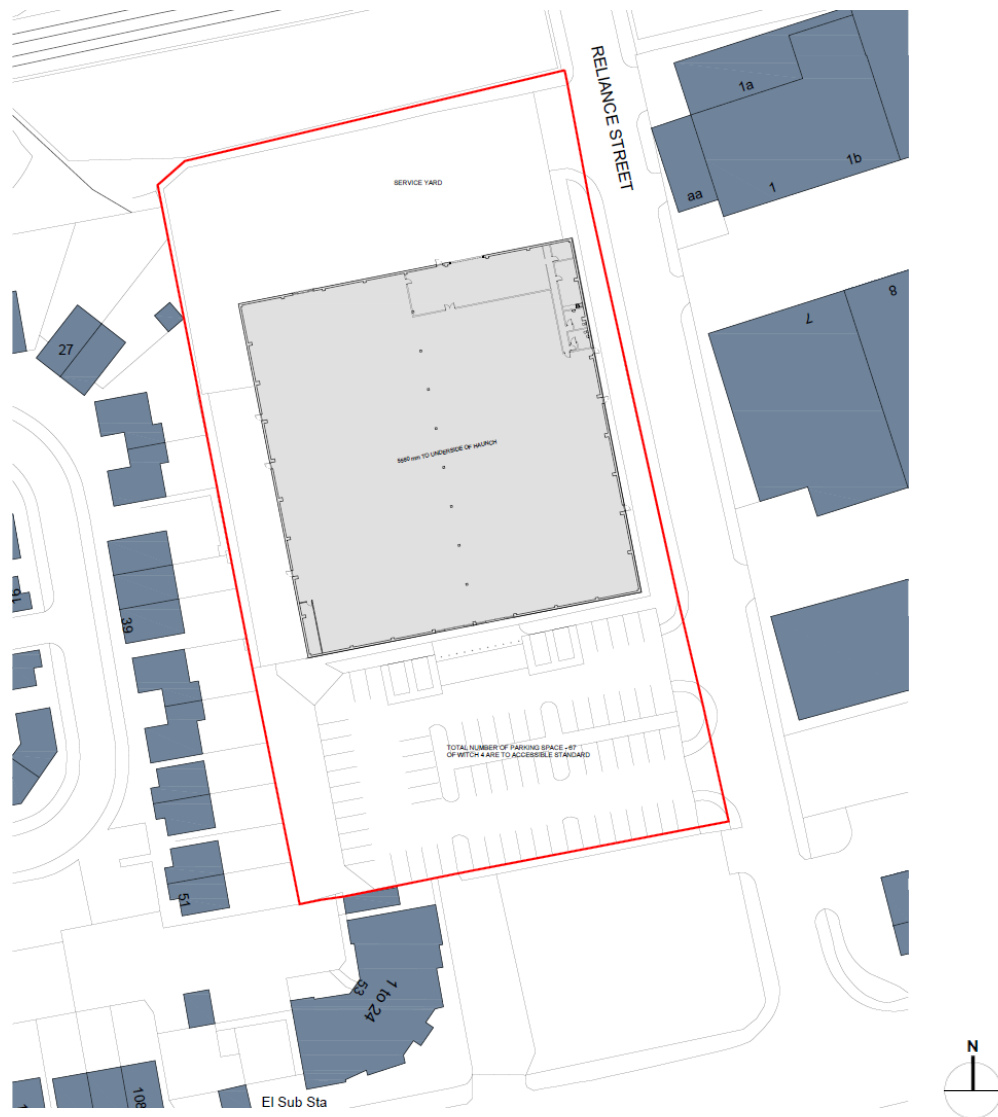
1.3 Title	Drawings No.
Site Location Plan	1971 PL-01
Existing Site Plan	1971 PL-02
Existing Floor Plan	1971 PL-03
Existing Elevations	1971 PL-04
Proposed Site Plan	1971 PL-05
Proposed Ground Floor Plan	1971 PL-06
Proposed First Floor Plan	1971 PL-07
Proposed Elevations	1971 PL-08
Planning & Retail Assessment	
Acoustic Assessment	
Transport Statement	

2.0 EXISTING BUILDING

- 2.1 The exiting property was originally a former DIY store which has been partially over clad with sliver flat cladding panels on the Eastern and Southern elevations with a brick plinth. The North and West elevations of the building are made up of painted profiled cladding with a brick plinth.



View from Reliance Road.



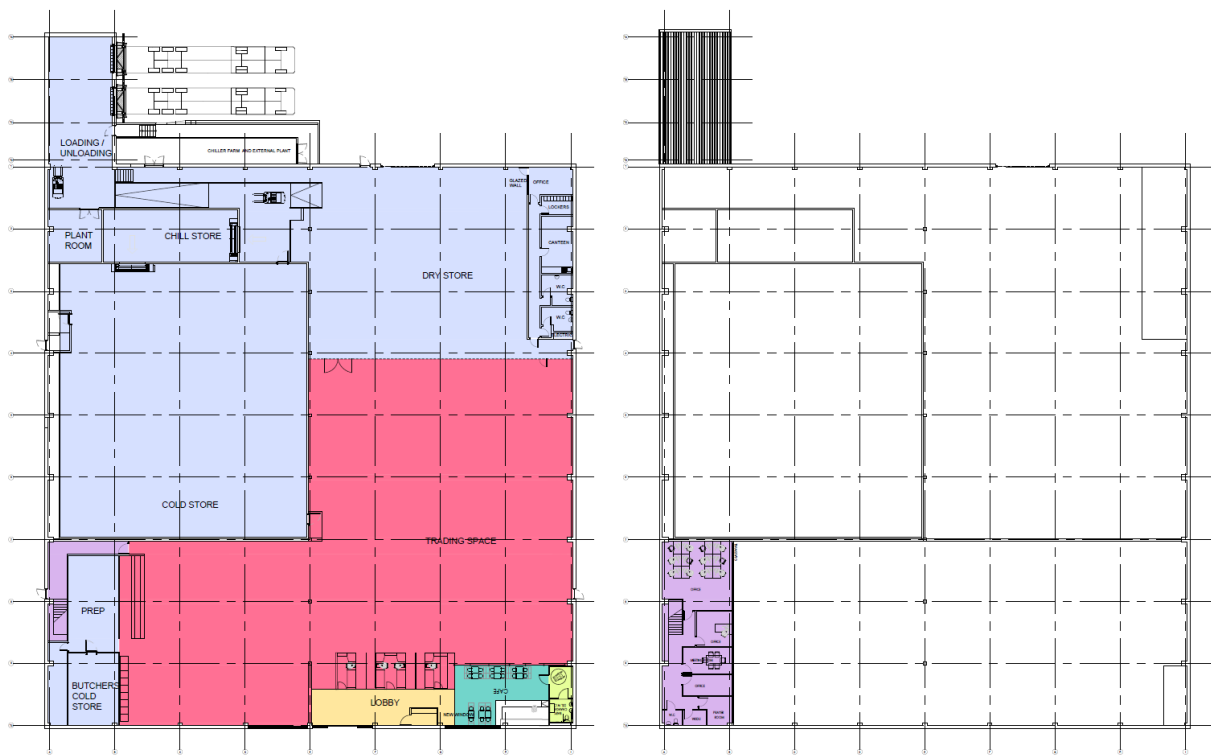
Exiting site plan and exiting building plan.

3.0 DESIGN DEVELOPMENT

- 3.1 The proposed works are designed to bring an underused resource back into full use. This includes the provision of an extension including two new loading docks, new window, and mezzanine. This will allow our client to make full and efficient use of the building and provide local business and the community with a new resource and employment opportunities.

4.0 USE

- 4.1 The proposal comprises two new loading docks linked to spaces within the existing building. The existing building will be refurbished and split into approximately one third dry store, one third cold store linked by a chilled transition area, and one third sales area. A marshalling area accessed via two loading docks with charging points for forklifts is provided next to a welfare area. The sales area is located to the front of the existing store and provides area for tills, a café, and mezzanine for welfare and office use.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

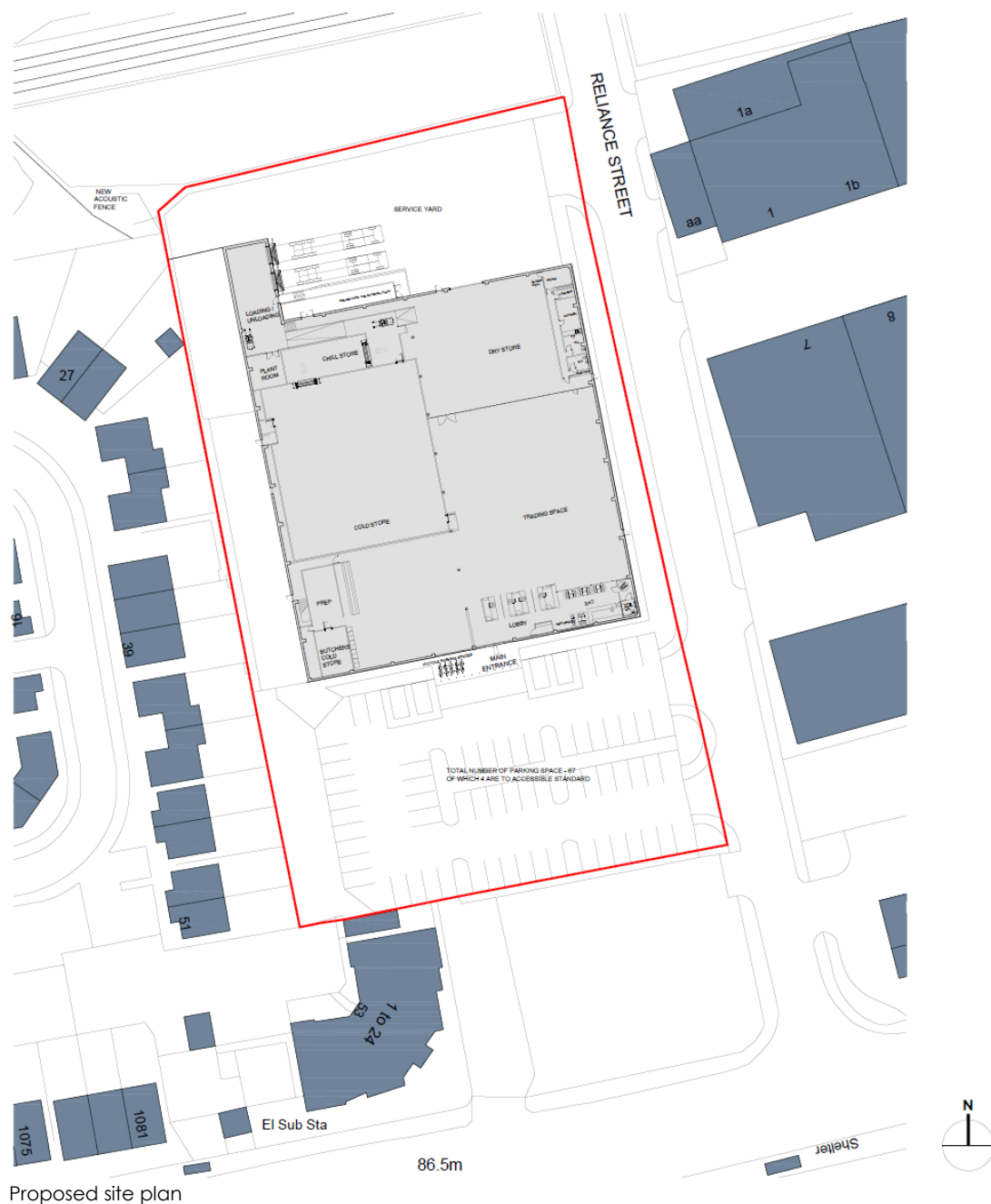
5.0 AMOUNT

EXISTING GROSS EXTERNAL AREA
GROUND FLOOR GEA - 2,795.6 m²
TOTAL GEA - 2,795.6 m²

PROPOSED GROSS EXTERNAL AREA
GROUND FLOOR GEA - 2,883.5 m²
FIRST FLOOR GEA - 133.3 m²
TOTAL GEA - 3,016.8 m²

6.0 LAYOUT

- 6.1 The site is mostly level and benefits from two existing vehicle access off Reliance Road to the east. The car park is located to the south of the site and accommodates the existing 67 parking spaces 4 of which are to accessible standards and 10 new cycle parking spaces. To the north of the site is the service yard.
- 6.2 The building is proposed to be subdivided to accommodate a cold store, warehouse, sales area, café, offices, and welfare areas for staff. In the south easter corner of the building a new mezzanine is proposed with butchers' space on the ground floor and offices at first floor.
- 6.3 The one existing customer entrance to the building will be maintained with the western entrance being put out of use. A new window is proposed to give natural light to the new café.



7.0 APPEARANCE

- 7.1 The proposed loading bay extension is connected to the existing building and is intended to reflect the colours and finished of the existing building. As per the existing the proposal would use grey metal panels with grey loading docks. All doors and window frames are to match exiting colours.
- 7.2 External lighting will be upgraded in the yard around the new loading docks to provide a safe level of lighting for site use, with details to be agreed via condition.



Proposed elevations.

8.0 SCALE

- 8.1 The proposed loading dock extension is design to be of reduced scale than the existing building demonstrating a clear descending hierarchy and reduce the perceived size of the extensions. The extension will be 5.8 metres to the underside of the eaves and 7.4 metres at its highest point below the highest point of the existing building.

9.0 SITE DRAINAGE

- 9.1 The existing developed is served by an infrastructure of existing drains and public sewers. The proposed works will add one toilet and a small amount of surface water only, which will be connected to the existing network.

10.0 LANDSCAPE

- 10.1 No alterations to the landscaping are proposed as all existing landscaping is unaffected by new development works.

11.0 ENVIRONMENT AND SUSTAINABILITY

- 11.1 The government has committed us as a country to reducing our carbon emissions. Buildings account for approximately 40% of the carbon emissions in the UK, with non-domestic buildings responsible for approximately half of this. The Climate Change Act 2008 set legally binding emission reduction targets for 2020 (reduction of 34% in greenhouse gas emissions) and for 2050 a reduction of at least 80% in greenhouse gas emissions. To achieve this the government sets benchmark figures for new buildings via the building regulations approved document Part L. The new extensions will comply with the latest building regulations with regards to carbon emissions.

12.0 FLOOD MITIGATION

- 12.1 The environment agency flood risk summary for the area around: UNIT 1, RELIANCE TRADING ESTATE, MANCHESTER, M40 3AG

Rivers and the sea - Very low risk

Surface water - Very low risk

13.0 ACCESS

- 13.1 The existing site is designed to provide an equal and inclusive access to the site for all users regardless of disability, age, or group. The application proposes no alterations to the existing access, servicing, and parking facilities within the site.
- 13.2 Access to the site for vehicles and pedestrians is unchanged.

14.0 SUMMARY

- 14.1 The full planning application drawings and reports provide a comprehensive approach to the proposed building extension. The proposal offers a deliverable and high-quality development within a sustainable location, with uses which are well associated with the exiting use of the property and locality. The design upgrades the capability and health and safety of the site ensuring an efficient and effective use of this employment site.
- 14.2 The extent of the planning benefits that can be summarised as:
- Bring an underutilised building back into full use.
 - Provide new employment.
 - Upgraded an existing building extending its useful life to meet the current and future needs of the area.