

Design and Access Statement

1-7 Gorton Road Manchester M11 2DZ

Design Statement

The proposed development is to replace four units demolished following a fire in 2017

Damage was so extensive that the buildings had to be demolished

The proposed development comprises one building of portal framed construction with an internal area of 1700m² with provision if required to be divided into two equally sized units each with two loading bays parking and bin storage areas

Site Analysis

The site is flat with its rear elevation facing Ashton Old Road to the north on the other side of Ashton Old Road is residential (in common with most of Ashton Old Road from the Mancunian Way up to Openshaw the southern side is mainly commercial / industrial with the northern side residential

The building frontage is on Gorton Road facing industrial / warehousing units

To the East is Stainforth Street via which access to the site is obtained facing a warehouse unit 20 / 26 Ashton Old Road

To the West is Gable Street facing a vacant building adjacent existing traffic light

Use

The building is to be let as one or two warehousing units depending on the needs of the incoming tenant / tenants

Each unit has two loading bays, bin storage, parking and equal to 875m²

Layout

Access to the site is via Stainforth Street there is a 25m turning circle within the site as shown on the 1:500 site layout to enable access to the loading bays

Internally the unit /units have male / female / disabled toilet facilities and a small office

The incoming tenant / tenants prior to occupation will determine what their additional office / facilities requirements are and if approvals are required apply on their own behalf

Appearance

It is proposed to use Firth pressed steel panels in Anthracite

The proposed height is 10.000m with a haunch height of 8.00m concealed behind a 2.000 parapet

The loading bay heights is 5.000m and the two entrances into the units is 2.000m

The roof is also Firth panels with built up roof lights (10% overall)

Access

Access is gained via Stainforth Street access width is 8.040m with pavement splays of 13.000m

A 25.000m turning circle is indicated on the 1:500 site layout

It must be noted that the previous use as a cash and carry used the same access for both deliveries and the general public

The proposed use will have no access to the general public and be used by employees only

Conclusion

We felt that the proposed use will have considerably less impact than the previous use in terms of access and general traffic flows

The mass of the proposed building provides greater manoeuvrability within the site for delivery by articulated vehicles

Colin Williams

Agent