

DESIGN AND ACCESS STATEMENT - INSTALLATION OF PALISADE FENCING TO ARCHES 1, 2, 3 & LAND AT EVAN STREET, MANCHESTER, M40 5AJ

On behalf of The Arch Company Properties Limited

22 February 2021

Introduction

This Planning, Design and Access Statement has been prepared by Rapleys LLP, on behalf of The Arch Company Properties Limited and is submitted in support of a full planning application for removal of the existing barriers and installation of palisade fencing to the frontage of Arches 1, 2, 3 & land at Evans Street, Manchester.

By way of background, The Arch Company is one of the largest providers of commercial business space for small to medium sized businesses (SMEs) in the UK. The company has over 5,000 properties of which more than half are converted railway arches.

The Arch Company acquired Network Rail's former commercial estate business in the 2019 and is now engaging in a program of renewal and improvement works of circa 900 railway arches of its newly acquired portfolio. This will bring these units which are currently vacant, back into beneficial use, securing improvements that will provide high quality and modern space to meet the operational requirements of a range of SMEs.

The application comprises the removal of 9 No. concrete bollards along with 2 No. metal posts and gate fronting onto Oldham Road together with the subsequent installation of a 1.8m high galvanised prefinished palisade fence to the full width of the frontage incorporating a pair of gates. The existing site frontage is prone to fly tipping and anti-social behaviour, securing of the site frontage as proposed along with clearance of the site and refurbishment of the arches will return these units to a tenatable condition for reletting.

Contents of the Application

The following documents are submitted as part of this application:

- Completed planning application form.
- Planning Design and Statement (this document).
- Existing Site Plan and Elevations.
- Proposed Site Plan and Elevations.
- Site Block Plan (1:500).
- Site Location Plan (1:1250).

Site and Surroundings

The subject site is Arches 1, 2 and 3 accessed from Evans Street, fronting onto Oldham Road. The site is surrounded by railway tracks with surrounding occupiers including a car dealership and a variety of light industrial occupiers.

Proposal

The application seeks to bring the units into a safe and lettable condition. As such the application seeks full planning permission for the removal of the existing low level / open barriers and installation of palisade fencing and gates to secure the units and site.

Appearance

The proposal is considered to be relatively minor in nature and is considered essential to keep the units safe.

Conclusions

It is considered that the proposal constitutes appropriate development for the following principal reasons:

- The proposal supports the continued use of railway arches putting these spaces back into beneficial use;
- The proposal involves improvements to the environment of the arch including accessibility, safety and servicing;
- The proposals will not negatively impact on surrounding amenity;
- The design positively responds to the local area, improving the current tired archway buildings; and
- The proposal supports the local economy by providing additional lettable units.

This statement and the accompanying submission documents confirm that the proposal is acceptable, and that planning permission should be granted without delay.

Photos

