



Design and Access Statement

**for
Spectrum House,
Floats Rd,
Wythenshawe,
M23 9LJ**

Date: 24th February 2021

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1.0 INTRODUCTION

This design and access statement accompanies a full planning application and was written in accordance with CABE's *Design and Access Statements – How to write read and use them* publication. This document should be read in conjunction with all other plans and documentation.

1.1. Location

1.1.1. The site is located at Spectrum House, Floats Rd, Wythenshawe, M23 9LJ.

1.2. Description

1.2.1. The application is for the proposed demolition of single storey side extension to facilitate the construction of new portal framed extension and re-cladding to front elevation.

1.3. Background

1.3.1. The site is currently used a factory and has been extended and altered numerous times since its construction.

1.4. Date

1.4.1. This report has been prepared on 24th February 2021.

1.5. Amendments

1.5.1. This report has not been amended to date.

1.6. Applicant

1.6.1. The applicant for this proposal is Mr M. Denton.

1.7. Agent

1.7.1. Taurus Design Services

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1.8. Commitment to Maintaining a Relevant Design & Access Statement

- 1.8.1. The Access Statement will be maintained and updated as work progresses on the various stages of the development such as building control. This completed Statement should then be given to the end user of the development.

2.0 DESIGN

2.1. Use

- 2.1.1. The site currently has a mixed use and comprises factory, offices and warehousing.

2.2. Layout

- 2.2.1. The side extension will be predominantly used to provide additional open plan factory floor space and warehousing with additional new toilet facilities.

2.3. Scale

- 2.3.1. The scale of the proposed redevelopment remains in keeping with the surrounding area and local businesses of a similar nature. For example the building immediately adjacent has recently undergone extension and re-cladding works.
- 2.3.2. The existing character of the area will be respected and has not been jeopardised by the extent of this proposal.
- 2.3.3. The new portal frame height has been designed around the internal warehouse racking system used by the applicant to maximise the efficient use of space, giving the new extension an internal eaves height of 4.8m.

2.4. Landscaping

- 2.4.1. The external landscaping arrangement will remain as per the previous use.

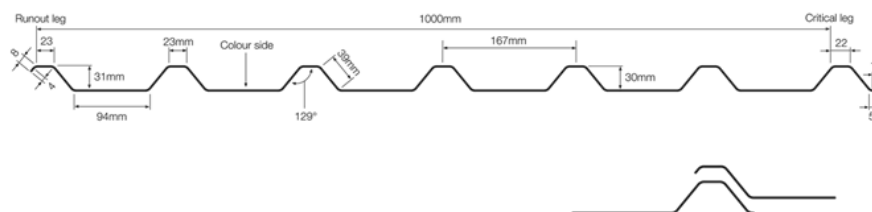
2.5. Appearance

- 2.5.1. The premises have been extended and altered numerous times creating a somewhat disjointed appearance. Whilst this is not uncommon around the Roundthorn Industrial estate it is the intention of the applicant to re-clad the front elevation to create a more cohesive façade.
- 2.5.2. It is proposed to create new first floor windows to the front elevation. This will allow for additional natural lighting within the existing ground floor whilst creating a more uniform appearance to the frontage and helping punctuate the otherwise large expanse of cladding.

2.6. Materials

- 2.6.1. The extension will be constructed of a new steel portal frame with low level blockwork and exterior cladding with a solid construction floor.
- 2.6.2. It is proposed to use metal internal roller shutters to the front and rear of the extension.
- 2.6.3. The external walls and roof will be a trapezoidal metal sheet cladding.

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- 2.6.4. Whilst colours and profiles will be of a type and colour in keeping with the area, samples will be provided to the Local Authority of all materials upon request.

2.7. Environmental Impact

- 2.7.1 Where possible all materials are to be sourced both locally and sustainably.
- 2.7.2 The property will be constructed to Approved Document Part L of the current Building Regulations to ensure minimal heat loss and increased energy efficiency.

3.0 Access

3.1 Vehicular and Transport

- 3.1.1 It is proposed to retain the LHS access as the main access point for deliveries and collections, whilst there is an existing vehicle access to the RHS this is not presently used and not as wide as the main access.
- 3.1.2 It is proposed to fit a roller shutter to the front of the proposed extension. This will be used for smaller collections and deliveries and will provide sufficient space for a vehicle to load / unload without obstructing the highway or footpath.
- 3.1.3 Parking provision will not be affected as a result of this proposal.

3.2 Pedestrian access

- 3.2.1 Pedestrian access will be via the existing footpath on Floats Road.

3.3 Facilities

- 3.3.1 The site is located close to a number of facilities such as shops, transport links etc.

3.4 Inclusive Access

- 3.4.1 The topography of Floats road is relatively flat and should pose no real difficulties for ambulant disabled users. It is expected to achieve majority compliance with Approved Document Part M. If for any reason full compliance cannot be met a separate Access Statement will be submitted to Building Control as part of the Building Regulations submission.

3.5 Cycle Provision

- 3.5.1 Secure cycle storage has recently been provided to the rear of the premises and will remain in-situ as part of this proposal.

3.6 Refuse Collection

- 3.6.1 Bins and recycling facilities will remain as per the existing arrangement.



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APPENDIX A – PHOTOGRAPHS



Photograph 1 – Front elevation as seen from Floats Road.



Photograph 2 – Side elevation and main vehicle access.



Photograph 3 – Rear of premises



Photograph 4 – Side elevation (to be extended)



Photograph 5 – Front/Side elevation