

Design & Access Statement
Change of Use to B8 storage
at
28 Mason Street, Manchester M4 5EU
On behalf of Associated Security



Warburton Associates ref 5561

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1. Introduction

This Design and Access statement accompanies the application for permission to change the building use class to B8 storage.

The Context of the Project

'Associated Security' require space following the sale of one of their other Manchester buildings and are proposing to adapt 28 Mason street to provide secure storage to retail customers.

28 Mason Street consists of a brick and steel-clad building enclosing a large high space together with offices and staff support facilities located at the Mason street end.

The application is for reuse of an empty industrial building most recently used as an innovation centre, a skate park and prior to that by the Coop as a storage and distribution warehouse.

The building is proposed to be business premises of 'Associated Security' (A.S.) Trading continuously since 1945 the company is based at their Addington Street premises and is located diagonally opposite the proposed site.

The service offered from the Addington Street building by A.S. includes the selling and maintaining of safes together with that of 'lock-smiths'.

The service area off Mason Street provides vehicle parking with a drive through arrangement onto Cross Keys Street. The boundary enclosure is steel palisade fencing with high gates to match.

2. Design

1. Amount

The overall building and site area subject to this application is approximately 1010m². The footprint of the building is shown on the site plan.

2. Use

Currently vacant this building has been used for Warehousing, Photography studio and Skate Park.

The most recent planning permission dating from 2006 granted permission for use as an innovation centre.

The proposed use is to provide secure storage to retail customers. There will be no more than 10 customers on site at any one time. Typically there will be two customers on site. Customer arrival times are proposed to be by appointment only.

3. Layout

The existing building will not be adjusted or amended in size or external layout.

4. Scale

No change in scale or floor area is proposed.

5. Landscaping

There is no proposal to amend landscaping features.

The parking arrangements will be as shown on the plans.

6. Appearance

No change is proposed

7. Access

a. Vehicular and Transport Links

This is an established site with established traffic, transport, and access regimes. This proposal will adjust traffic patterns in a minor manner. There is off road car parking for users of this facility within the fenced site area and 6 spaces will be allocated for customers.

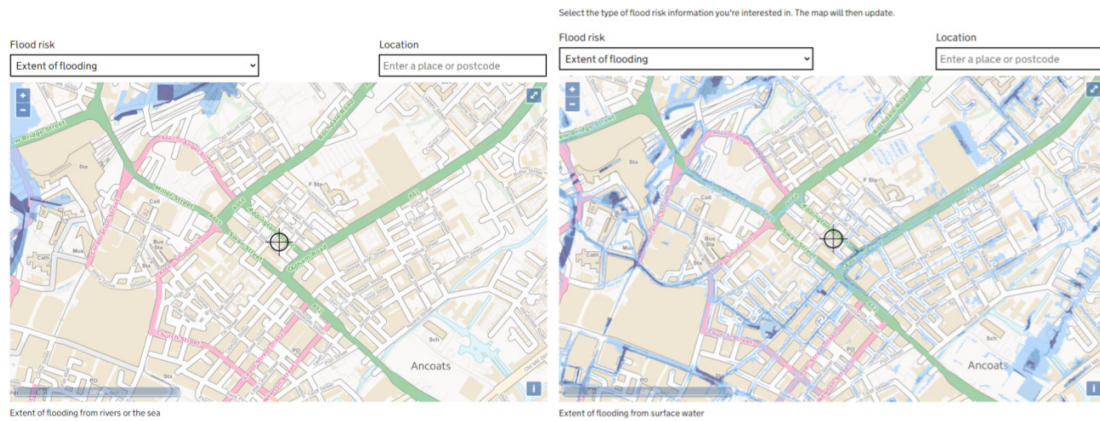
Staff will be encouraged to use public transport.

b. Inclusive Access

The existing level access to the ground floor will be all inclusive. Meeting rooms, service rooms offices including toilets, kitchen and staff facilities exist on the ground floor level.

3. Technical Information

a. The site is not located within a flood risk zone



4. Proposals and Conclusion

The proposed work is to provide secure storage space for A.S.S.

Visible changes to the building are not proposed

The use is reverting to storage as it thought to have been used up to 1995.

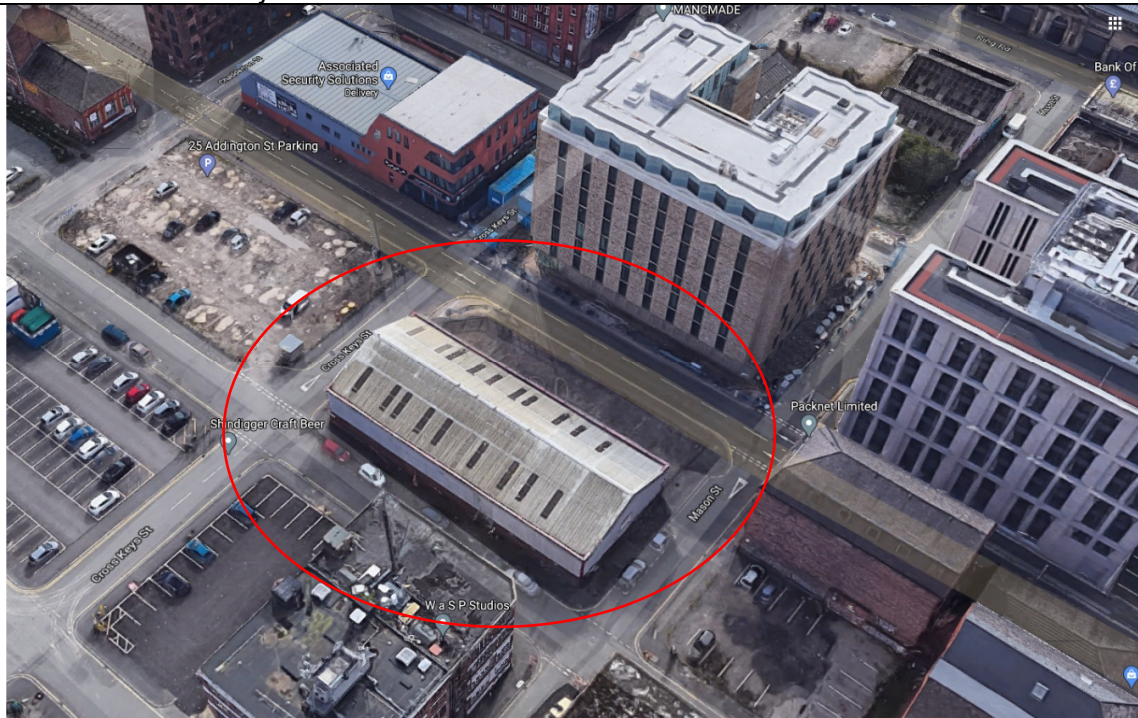
This adaptation is a reasonable change to a disused industrial building without negative impact on the surrounding area, in order to improve the applicants' business model. It seems reasonable to grant permission to develop as proposed.

APPENDIX 1: Photographs

Images to show 28 Mason Street as existing



View over Cross Keys Street



View looking across Chadderton Street



View from Addington Street / Mason Street



View from Mason Street / Marshall Street



View from Marshall Street / Cross Keys Street



View from Addington Street / Cross Keys Street

APPENDIX 2: Drawings

Please see the drawings included with this application:

5561/ 01 Location Plan
5561/ 02 Existing Plan
5561/ 04 Elevations existing and proposed
5561/ 05 Proposed Plans

