DESIGN AND ACCESS STATEMENT

Suite 16-18, 1th Floor, 3 Universal Square, Devonshire Street North, Manchester M12 6JH
Proposed Change of Use of Office Suite to an Academy for English Language School For UK Management College

GENERAL

Site History and Background

This site of approximately 105sq m comprises of an existing two-room office suite situated on the 1st Floor of an existing multi story office block
Planning application 122962 is a relevant planning approval for this use within the building

Environs

The building is located within 1.4km of the city centre accessed from the road at Devonshire Street North close to the Higher Ardwick road junction

Security by Design

The building is secure at the front and rear at ground floor entrances with security doors and to the ground floor windows with security railings
The building is also security alarmed
The existing level entrance from the front and rear entrances will be retained and the existing disabled toilet facility that complies with all DFA2 requirements with disabled students using the existing lifts facility to all floors

The Proposal

MC Management College took possession of the building in May 2018 with the agreement of the landlord with a commitment to submit a Change of Use planning application to convert the existing office suite as management office for their English Language subject Academy for adult students using the additional 2nd floor facilities as classrooms

Car Parking

The lease includes for 2no car parking spaces on site that is adequately served with all secure car parking spaces on site. This is a small facility with all teaching staff and students successfully using the nearby bus/rail and private car parking facilities and is a successful green policy
There is no green travel policy document as one isn't required with the principles of using public transport agreed by all parties

Cycle Parking

There are also 77no cycle storage facilities on site on a first come first served basis but as with car parking this small facility successfully use the city centre bus and rail facilities which is a green policy that is to be welcomed

Acoustics

The Environmental Health Department has been approached in association with a similar planning application ref 123397 in which Laura Miller from the Environmental Section states that a study is not required

Waste Management

Storage facilities are located within the sink unit and daily emptied into the existing managed system for the building

Servicing

The facility requires no easily identifiable servicing that cannot be provided using city centre shops

Landscaping

There is existing hard landscaping adjacent to the front and rear that are maintained by site management

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned