streetspace
urban structures

Town & Country Planning
(Development Management Procedure)(England) Order 2010)

Design and Access Statement

The Smithfield Estate, Manchester M4 1lD

Installation of bin storage units

Northwards

streetspace
urban structures

1. Foreword

1. This statement is prepared under the requirements of article 6 of The Town & Country Planning (Development Management Procedure) (England) Order 2010). The requirements are applied as appropriate to this development proposal and may not incorporate all the elements if they are not applicable.

2. Introduction

1. This planning application is submitted for the installation of bin storage units for Northwards Housing at The Smithfield Estate, Manchester M4 1LD.

2. The current bagged collection system is unsightly and does not encourage active participation in recycling. The addition of unsecured bins to these areas would lead to an unacceptable fire risk.

3. This application seeks to address this urgent need with the provision of bin stores which are aesthetically pleasing and compact, and installed in convenient and safe locations for the benefit of the residents.

3. Land Use

1. Silver Jubilee Walk – soft landscaped area

2. Foundry Lane – soft landscaped area

3. Oak Street – hard landscaped area

4. Layout, Scale, Appearance and Access

1. Silver Jubilee Walk - there is 1 bin stores housing 4no. 1100 litre bins measuring 6200mm (W) x 1330mm (D) x 1806mm (H).

2. Foundry Lane - there are 2 bin stores both housing 2no. 1100 litre bins measuring 3100mm (W) x 1330mm (D) x 1806mm (H).

3. Oak Street Lane - there is 1 bin store housing 3no. 360 litre bins measuring 2050mm (W) x 1060mm (D) x 1490mm (H).

4. Designed with good aesthetics in mind, the bin storage units have a curved roof profiles. They have robust galvanised steel frames (silver), with steel panel cladding (black finish). The units at Oak Street have an additional fireboard MgO core internal liner. The doors are all full height and clad to match.

5. The stores will be located so as not to have unacceptable impact on the amenity of the tenants and will not obstruct any designated emergency access routes.

5. **Conclusions.**

1. This proposal will mean Northwards Housing can satisfy the requirements of fire risk assessments and improve amenities for their residents.

2. The design, location and setting have been developed to eliminate any adverse impact on the amenities of nearby residential users.

3. For these reasons it is requested that planning permission is granted.