Design Access Statement for a Taxi Base Operating Room in a service office

435 Cheetham Hill Road

Manchester

M8 0PF

This is an application for a Taxi Operating Room at a Service office on 435 Cheetham Hill Raod

The site is surrounded with a mixed use of developments from industrial, Leisure, retail and residential. The site is in 1 mile radius from Manchester City Centre.

Our Proposal

Our proposal is to occupy an office room on the first floor of a service building at Feroz House 435 Cheethamhill Road. The use would only be for taking telephone call from customer requiring a taxi from around Manchester and local areas. The room would be occupied by a maximum of up to 3 operators and 1 receptionist who would be taking telephone calls from customers requiring a taxi and programming them into the computer system for licence taxi drivers to collect customer and drop them off to their preferred destination. This office would solely be used by the operators and no one else. All taxi drivers would mainly be on the roads receiving instructions via a computer operated system to collect customers. Hire fees would be paid via bank transfer or direct debit.

The operating room would be in use 24 hours a day, 7 days a week.

The room is sound proofed and acoustically rated to 45dc to all walls, ceiling and floors. This would prevent any noise which are generated travelling to other parts of the offices inside the building.

Parking and Cycling Bay

Car parking is provided at the site compound in which 2-3 spaces are allocated at peak hours with rest of the car parking spaces allocated after peak hours. Cycling bays can also be provided at the rear yard should this be required. However it is anticipated only 2 -3 parking spaces would only be required for this use.

Access to the building

Staff who works and occupy the building would only have access to the building from the front entrance via a fob as the main entrance would be secured at all times. Any visitors would have access to the building via an intercom system.

Refuse Collection

As this is an office there would be minimum rubbish generated in which collection would be made once a week.