Proposed Warehouse Unit

Knowsley Street, Cheetham Hill

Manchester

Design & Access Statement

(Rev-A 04/12/2016)

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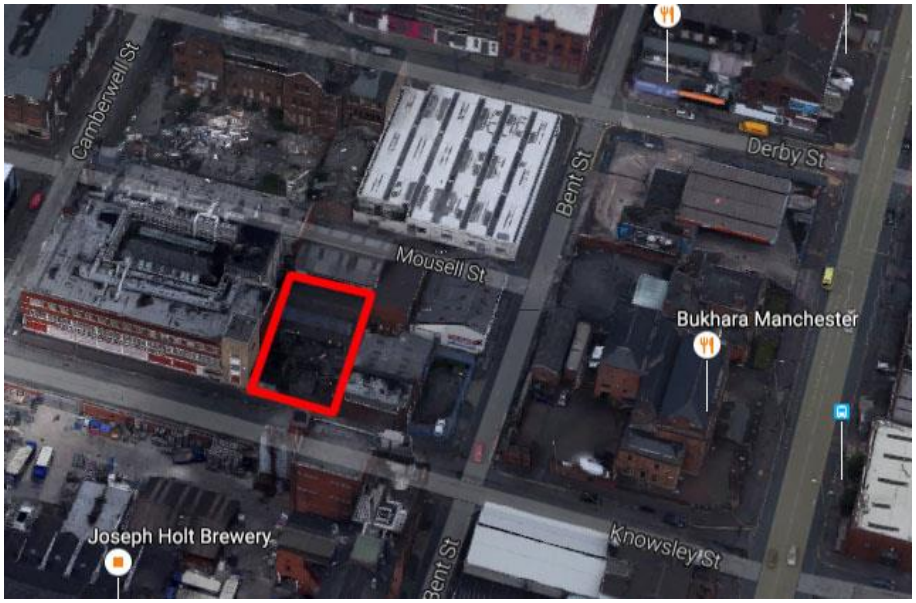


Aerial View (site outline in red)

1.0 Introduction

This document has been prepared in support of a full planning application for the development on a brownfield plot of land at Knowsley Street, Cheetham Hill.

In summary the development comprises of a new build two storey warehouse building. The development also entails the demolition a single storey annexe at the rear of the site.

The document relates to a final planning application scheme which has been developed after careful consideration of the clients requirements together with consideration of the contextual characteristics of the site.

It is anticipated that the content of this document will elaborate on the design objectives, design principles and the design development of the final scheme.

The report has been written in accordance with CABE's guide 'Design and Access Statements' .



2.1 Site Location

The site is situated at Knowsley Street and in CheethamHill area of the city. It is approximately 2 miles north of Manchester City Centre.

Warehouse District - The area contains warehouse, distribution and manufacturing uses mainly associated with the textile trade.

There is high level of economic activity in this and surrounding Cheetham Hill Road area. The commercial activity in in this area play an important role for the city with existing and vibrant businesses, mainly wholesale cash and carry and bulk distributive trades.

The site location is also commonly described as the ‘Warehouse District’ as it contains warehouse, distribution and manufacturing uses mainly associated with the textile trade.



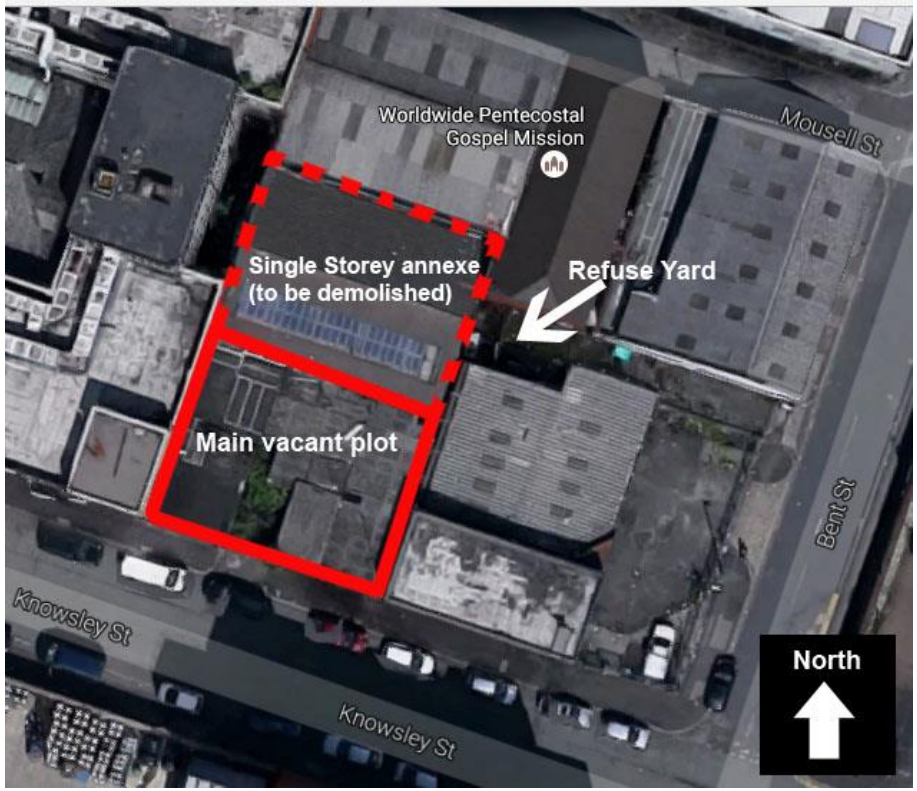
2.2 Site Boundaries

The site is located on land fronting Knowsley Street, and backs onto existing warehouse unit which front Mousell Street.

To the west is 'Westwood House', a Three storey brick faced building currently occupied by various commercial uses associated with clothing distribution.

To the East Street is the gable of a two storey brick building which is at the corner of Knowsley Street. The building faces bent Street and currently operates as a shopfitting and refrigeration business.

Opposite the site (to the north) is the rear yard of the large Joseph Holt Brewery.



2.3 Existing Site Layout & Use

The main development site is brownfield site and was formerly occupied by a warehouse/ storage unit. Currently only parts of the front walls and concrete base and footings remain.

At the rear is a single storey storage unit annexed to the Mousell Street Building. This single storey unit is in need of repair especially the roof hence it is proposed to be demolished and the footprint incorporated into the new build.

To the east of this existing annexe (north-west of main plot) Is a refuse yard which is accessed from Bent Street.

2.4 Site Photographs



Photo 01 (from Knowsley St looking East)



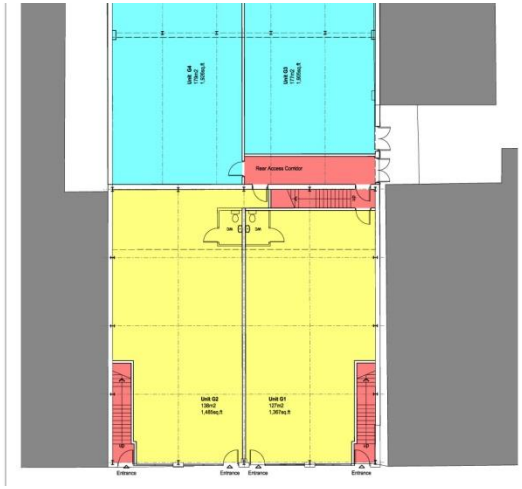
Photo 02 (from Knowsley St looking West)



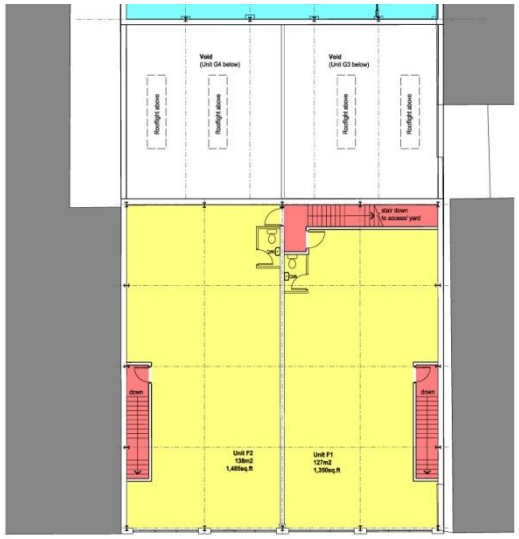
Photo 03 (from rear of site looking toward Knowsley St)



Photo 04 (from rear of site looking west)



Proposed Ground Floor



Proposed First Floor

3.1 Use & Amount

The proposed use for the development is envisaged as other uses in the area primarily 'wholesale & distribution' and can be categorised under 'planning use class B8'

The size of the individual units is based on both demand within the local area plus consideration of the economic situation and current commercial letting agent data.
The main building (facing Knowsley Street) will have the ground floor unit comprising of two separate units and first floor will also be split into two separate units. The proposed new annexe will be linked back to the existing Mousell Street building to compensate for the demolition of the existing annexe

<u>Area Schedule (Net Lettable Area)</u>

Ground Floor

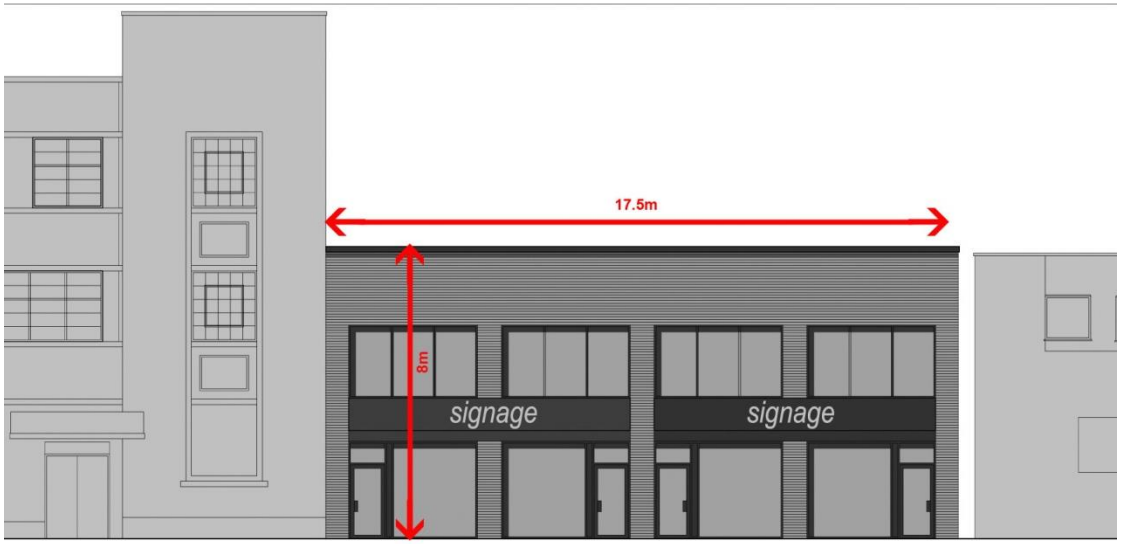
Unit G1	127m2
Unit G2	138m2
New Annexe	

First Floor

Unit F1	125m2
Unit F2	138m

<u>New Build (Gross Internal Areas)</u>

Ground Floor:	464m2
First Floor:	265m2
Total:	729m2



Proposed Front Elevation (to Knowsley Street)

3.2 Scale

The proposed development has carefully conserved its immediate context with respect to massing.

The overall height of the building has been dictated by standard floor to floor height common for this building type, the structural frame and roof pitch. This has been further reviewed with respect to the adjacent two storey building to the east. The final proposal is therefore comparable to the existing two storey building.

The proposed building height will be approximately a full storey lower than the adjacent building on west of site.

3.3 Layout

The site layout and building foot print is primarily dictated by the site constraints. The site is enclosed to three sides By existing buildings and only has a relatively small width to front; Knowsley Street.

The shape of proposed building is rectangular with footprint that is deep stretching from the front. This maximises the potential floor area .

A deep footprint also allows the proposed building to terminate adjacent to existing rear access rod and refuse storage area thus allowing practical waste storage and collection strategy to take place. This arrangement also allows for secondary/ fire exits and escape routes for building users.

The narrow width of the plot meant maximising the frontage would require taller façade hence the two storey façade and significant glazing facing Knowsley Street.

Proposed Materials Palette





3.4 Appearance

The design intention for the scheme was to create a building that is contemporary yet complementary to its context. The existing buildings within its immediate context are traditional in terms of their material palette. The elevations to these existing building have mainly facing bricks in buff or brown.

In terms of the proposed elevations, only the front elevation (facing Knowsley Street) is visible. The side elevations are not applicable as they will abut the respective existing buildings. The rear elevation again will abut against the rear of existing building on Mousell Street.

<u>Elevation to Knowsley Street</u>
This elevation primarily a brick faced façade with ground floor aluminium framed shopfront and also aluminium windows t first floor level.

The bricks are proposed to be ‘Staffordshire Blue’ type or similar to local authority approval. This brick colour is a contemporary and will be different to the adjacent buildings which are of buff and brown.

The window frames will be aluminium powder coated with grey/anthracite colour to local authority approval
The flashings to parapets will be grey to match window frames.

3.5 Access

As the project is primarily a new build, access for all users has been carefully considered from the outset.

The main entrances to the two commercial units are from Knowsley Street with level access. The entrance will be clearly signposted with the entrance doors being wide enough to accommodate disabled and wheelchair users.

The ground floor unit will also be level internally for unobstructed use by all users. There will also be disabled toilets at rear of each unit to cater for wheelchair users.

The entrances to first floor premises are also off Knowsley Street and are then accessed via stairs.