# ALPHA DESIGN

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Design and Access Statement

Project 1-3 Stevenson Square Ancoats Manchester

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Our Ref : CW/DAS/08/09


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Design Statement

The proposal site is within the historic Northern Quarter of Manchester city centre and occupies a prominent position within one of its major squares

The proposal is the result of changes within the retail clothing trade which make the current single retail area to large for current trading conditions

The proposal splits an existing single retail unit into two retail units and by sharing male/female and disabled toilet facilities and means of escape the only external indication of the division is the insertion of a new front entrance door into the proposed additional unit

Site Context

The site as already stated is within a prominent square within the Northern Quarter which has in recent years undergone major regeneration

The proposed changes have no impact on the street scene having no real elevational changes other than the additional door entrance into the proposed additional unit

Use of Land

The building is fully occupied at present


11 Gilda Crescent Road, Eccles, Manchester M30 9AG

Ground Floor

Artist material shop

Proposal single retail unit

Kiosk (sweets and newspapers)

First Floor

College

Noice Festival (a charitable organisation)

Second Floor

Mortgage Brokers

Accountants

Layout

The proposal involves the division of the ground floor retail unit

Both proposed units would share existing toilet facilities and the existing means of escape in addition both units would have office and staff kitchen facilities

Scale

No extensions are proposed the proposed new door opening would be in keeping with the existing entrance doorways with fanlights over as can be seen on the elevational drawings

Appearance

The only elevational change is the proposed door opening serving the divided retail unit

Access

Access is available to all floors via a lift in addition the proposed new shop entrance is in accordance with Design for Access 2 guidelines

1 Have clear openings of 1000mmfree from projections
2 Have kicking plates 250mm high fitted to both sides

3 Door furniture to contrast with the door and the door itself should contrast with the frame
4 Locks to be fitted at a height of 850mmabove floor level
5 Catches and handles should contrast in colour and luminance with their surroundings
6 Appropriate signage to be fixed to any glazing on the door
7 Entrance doorways to be at ground level with flush thresholds

Parking

The only parking available is in parking bays in front and around the proposal site

Conclusion

The development will have minimum impact on the elevations of the site

The means of escape are maintained and the shared facilities are ample for the use of both retail units

Colin Williams

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