PLANNING AND
BUILDING CONTROL

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Manchester City Council
Planning Services
Town Hall,
PO Box 532,
Manchester,
M60 2LA

12th November 2012

Modifications to the existing front elevation to create new shop frontages at Victoria House, Derby St, Manchester

Design and Access Statement

1. Features on the existing site

Street Facing, Victorian red brick mill building with stone quoins, lintels and Columns.
Building is in reasonable state of repair and is currently occupied by retail tenants.
There is a large amount of unattractive signage that has been added onto the building over recent years that covers large amounts of the building frontage.
There are no gardens, landscaping or other open areas.

There are no boundary walls, railings, fences or other means of enclosure that affect this application.

2. Access issues

Car parking is existing and will be unaffected,
Access into the building will be via existing doors and newly formed entrances.
Disabled access will be addressed by the individual tenants using ramps or by incorporation into an Access Statement. All these internal issues will be addressed through a Building Control Application under Doc M.

Pavement – existing.
Means of escape will be via existing or newly formed entrances.
All rear fire escapes will remain unaffected.

3. Layout of proposed development

It is proposed to create 5 No new shop frontages of similar shape and size to create a uniform and pleasing appearance to the front elevation whilst removing all haphazard signage that has evolved over the years.
The window frames are to be powder coated dark grey to echo the industrial heritage of the building.
The glass is to be toughened for security and safety reasons.
The security of each of the units id to be increased by incorporation roller shutters into the design. (see plans and elevations)

4. Landscaping in the proposed development.

Not Applicable

Regards

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