Change Of Use To Learnig Centre For IT Management And Accountancy At The Tube, 86 North Street,Cheetham, Manchester.

DESIGN AND ACCESS STATEMENT

The current building is used as working offices and includes a canteen area, Male, Female and Disabled wc's. Access into the main entrance is via an existing ramped access which is to DDA regulations. There is also a disabled wc on the ground floor also in compliance with DDA regulations. The proposal is a change of use application from office space to a Learning centre for IT management and accountancy. Any materials used are to match the existing as closely as possible to the existing construction and the alterations have been design in sympathy with the style of the existing building. Disabled car parking spaces are situated in the car park area a short distance from the main entrance. The Number of students attending the learning centre will be a maximum of 200 students at one time. In addition to the car parking spaces on site there are additional space on the surrounding roads. With regards to alternative transport the learning centre there are many buss routes along Cheetham Hill Road with a bus stop approximately 200 – 300 yards from the main building. In the near future the metro is to be extended past the rear of the building giving additional access by rail. Cycle storage will also be provide on site for students or staff who may choose to cycle to work.

Design & Crime Statement

The proposed development is situated at The Tube, 86 North Street, Cheetham, Manchester. The property is large detached building with fenced and gated car park area. The existing use is office space and will be changed into a Learning centre for IT Management and Accountancy. The front elevation faces South West onto North Street. Access to the property is via North Street onto a large car parking area leading up to the main entrance of the property. The existing building is situated in lockable gated surround with high level fencing and security cameras fitted to the existing building. The rear of the property is also fenced off with high level fencing. The proposal is to be fitted with external security lighting and internal intruder alarm.