Design and Access Statement

410 Ashton Old Road Gorton Manchester

Design Statement

The proposal is to raise the roof of the rear storage area to obtain additional storage space

The existing storage space restricts the use of fork lift trucks due to the height of the eaves and the portal frame

Site Context

The proposal site is situated on Ashton Old Road with vehicular access to the rear off Kay Street

Pedestrian access is available at the front and rear elevations

The front section of the building was formally the office for the rear storage facility but is not in use at the current time and has no actual connection to the rear office

The front office is not part of this application

Use of Land

Offices over two floors with a storage / warehouse facility to the rear

Scale

Front office section remains unchanged thec rear storage facility is to be raised as shown on the proposed drawings

Appearance

Ward pressed steel cladding from the existing eaves height of the existing building upto the new ridge height as shown on the proposed drawings

All door openings to remain as existing to the rear storage facility

Access

As mentioned access to the front office section is at the front elevation on Ashton Old Road

Access to the rear is through 2No personnel doors ain addition to a large shutter

Parking

Available at the rear of the site as shown on the proposed site layout

Colin Williams 14.08.13

PLANNING AND
BUILDING CONTROL
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