19 NOV 2009

DESIGN & ACCESS STATEMENT

CLIENT: Happy Homes UK Limited

PROJECT: 1121 Ashton Old Road, Openshaw, Manchester M11 1AA

JOB REF: SCS80056/CW

DATE: 13th November 2009

1.0 Introduction

1.1 This Design & Access Statement is submitted to Manchester City Council on behalf of Happy Homes UK Limited in support of an application for change of use in connection with the proposed occupation of the above site.

1.2 The building is an existing building which is currently vacant and has been purchased by our Client, Happy Homes UK Limited, for use in connection with their business purposes.

1.3 Following preliminary discussions with Robert Lilburn of Manchester City Council, we understand that the existing site has 'sui-generis use', primarily for storage, shop and office space.

1.4 Our Client wishes to provide A2 accommodation and also convert the existing upper floor childrens play area back into office space as part of this application.

2.0 Design

2.1 The existing structure comprises masonry walls bearing a metal trussed roof which has been overclad with profiled cladding sheets.

2.2 Minor alterations to the external façade will be accommodated as part of this application, to include the blocking up of existing openings and provision of new, as detailed on the drawings submitted as part of the application.

2.3 Internal alterations will be made by Happy Homes UK Limited. This will generally comprise the alteration and adaption of existing services, erection of studwork partitioning and such like to facilitate the operation of the building.

3.0 Use

3.1 The use of the proposed building is office space (B2), storage space (B8) and shop use (A2).

4.0 Area

4.1 The existing premises have a gross floor internal floor area of 19,210m^2.

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5.0 External Layout

5.1 The existing external layout of the site is to be retained, however, white line marking is to be provided, demarcating the 41 No. designated parking spaces and 2 No. disabled spaces which are to be provided.

5.2 These works will be rationalised and will provide better articulation of vehicular access and better defined parking areas for visitors and in-house staff.

5.3 The existing hardstanding will be retained, no alterations or additional access and egress points on to the main highway will be provided.

6.0 Access

6.1 As identified above, the point of access/egress into the site will remain unchanged under the proposals.

6.2 However, white line marking will provide more efficient circulation in and around the site.

6.3 Level access will be provided into the building, as identified on the drawings. Internally level access will be retained and further disabled facilities, such as toilets etc. will be provided for disabled users.