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DESIGN & ACCESS STATEMENT

FOR: A BLOCK OF 3No INDUSTRIAL UNITS

ON LAND AT THE REAR K-P SERVICE STATION
355, VICTORIA AVENUE, HIGHER BLACKLEY, MANCHESTER. M9 8WQ

Prepared: 15th February 2008.
& Revised 19th June 2008 (To accord with the City Councils further requirements).

The Proposed Site for the Block of Industrial Units is a plot of land currently housing derelict Cabins & Containers at the Rear K-P Service Station. Access to the site will be either from Victoria Avenue (A6104) onto Broomhall Road and then through the service station area via the existing service road or directly from Victoria Avenue through the service station area.. This rear area is very unkempt and the development will greatly improve its appearance. The site is bounded to the side and rear by 2m high a precast concrete sectional and post fence with access directly off the existing rear service road. Each of the units is to be provided with two off-road parking spaces.

The Block of Industrial Units will accord readily with the grain and character of the area. It is of single storey design with a dual pitched roof spanning the entire Block and with the ridge running from side to side, with a maximum height of 4,750mm above the floor slab level. The facing brickwork to the walls of all elevations along with the roof tiles will be carefully selected so as to blend in with the surrounding houses. The development will greatly improve the overall appearance of this locality, which is somewhat run down. In addition the Block of Units will readily accord with the existing design of the Service Station buildings. There will be no massing effect since this Block will stand alone and will receive substantial screening from the boundary fences and trees along the rear aspect of the site.

In considering the design of the Block of Units, account has been taken of the City Councils Document "Designing for Access" and also Part M of the Building Regulations in that ramped access will be provided into the Units and disabled toilet facilities provided within each of them. In addition the Block has been designed to face directly onto the existing rear service road, with direct access from the service road into each Unit.

The proposed New Units will provide much needed good quality and affordable workshop accommodation for the small business enterprises in this area. The Units will also comply in every respect with the Building Regulations, with particular emphasis on the highest levels of thermal insulation and on the most effective and the most efficient means heating of them.

The development is within easy reach of the local motorway network and hence also within easy reach of many local & regional facilities including Manchester International Airport and the National Railway Network. Regular local bus services provide access to many local towns and also to the Manchester City Centre. Other local amenities include the close proximity of Heaton Park plus modern Superstore shopping facilities and the nearby Manchester Northern Hospital etc.
