Design + Access Statement

LONGSIGHT MOT GARAGE, GREVILLE ST, MANCHESTER

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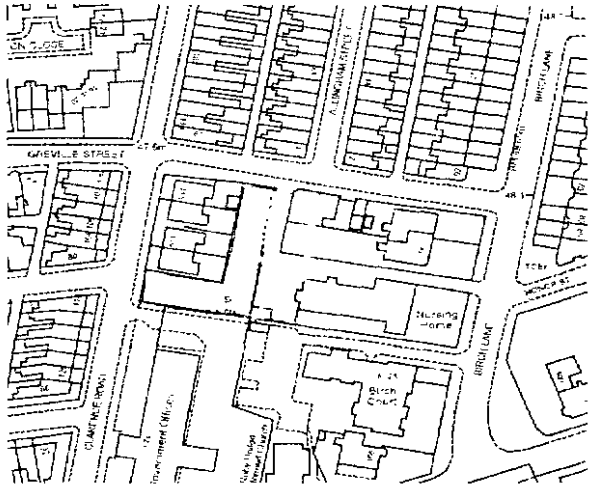
Background



Longsight MOT garage is located on Greville Street, Longsight. It was established over 15 years ago and employs staff from the local community. In order to maintain a sustainable business and improve existing facilities, the owner is looking to fully modernise the premises to accommodate change.

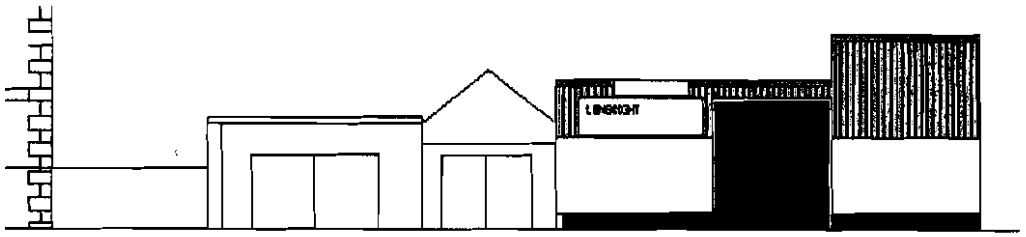
Furthermore in order for the MOT licence to be renewed the ministry of transport has recommended that a more technological and up to date system for testing be installed. These new machines monitor performance and vehicle consumption and require improved premises and relevant facilities to function correctly.

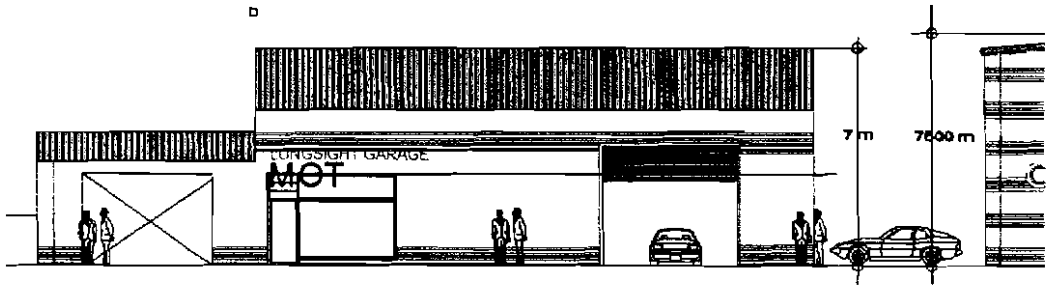
Location



Longsight MOT Garage is located on Greville street off Birch Lane which is in turn off Dickenson Road, a major route from Rusholme to Stockport Road. The site is within a close proximity to the Longsight shopping district.

The locality has a number of MOT garages and small workshops that have been established for many years.



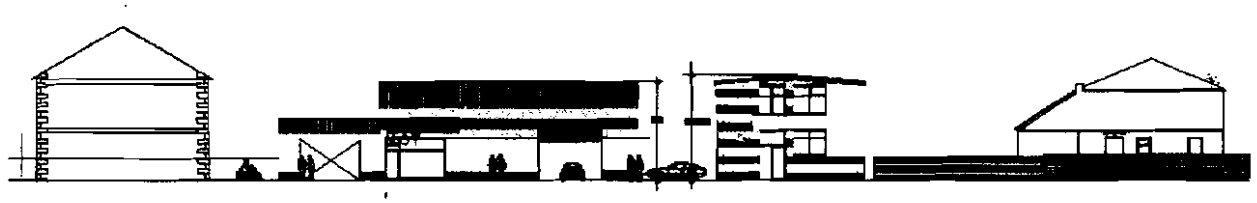


Development Aims

The clients development aim is to rebuild the MOT garage in order to comply with current standards and regulations set out by the ministry of transport. This investment is also necessary to continue a sustainable business and offer the best service possible.

The new unit will be able to provide better staff and customer facilities such as toilets, staff room and office/reception area. Through consultations with the ministry of transport, the client has been able to outline the major requirements for a modern MOT station.

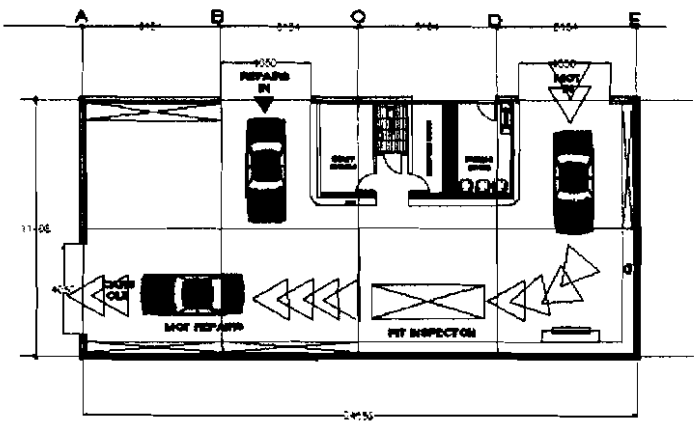
Design Philosophy



The aim is to create a building which architecturally is able to link the new nursery unit and Victorian villa on Birch Lane. The principle design criteria is to create an industrial unit with a portal frame structure. The façade will be aesthetically traditional brick work that matches the next door unit by continuing the banding and by using the same colour and

texture thus creating continuity between the built forms. The height of the new MOT garage has taken into consideration the height of the existing adjacent buildings especially the nursery building next door.

Setting + Layout



The site is located within a mixture of building types ranging from light industrial units to residential developments, to the rear stands an office block over 4 storeys high. It is also within a mixture of architectural styles ranging from Victorian buildings to domestic architecture to current industrial sheds.



The layout of the proposed unit comprises of a shop floor, MOT testing area and general repair corner, disabled toilet, office / reception and staff room.



The unit houses two main vehicle entrances on Greville Street, the first is purely for MOT testing vehicles and the second for general repairs. The MOT testing will follow a rigid and organised route and stops for each of the MOT testing stages until it exits from the rear wall to the side alleyway.

For the public, access to the unit is from Greville street leading to the office / reception room.

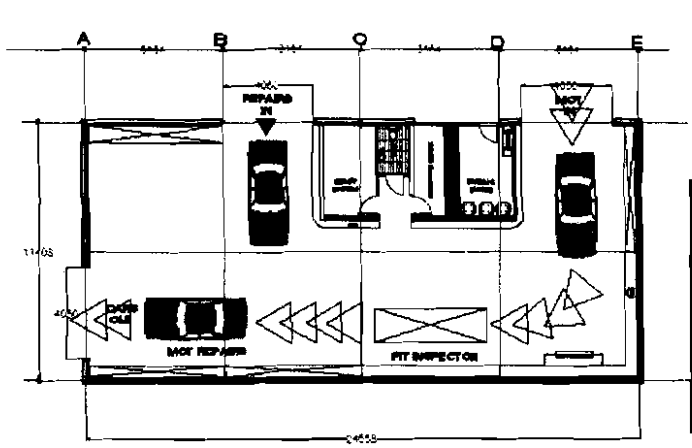
Environmental Considerations

Our client is considering a number of steps in order to invest in a more 'green' building to reduce carbon emissions. These are:

- Efficient double glazing system in the office / reception area.
- Roof mounted solar panels.
- Efficient recycling of waste.
- Re-using rain water for general washing.
- Natural ventilation through openable windows.

On a larger scale the aim of this improvement in premises is to encourage improved MOT and testing services which will in turn reduce carbon emissions from vehicles.

Access





This part of the statement is in accordance with Manchester City Coucil design for access 2 documentations.

The site of the MOT station can be accessed from the city centre from Wilmslow Road Dickenson Road and then Birch Lane. It is within easy reach of Longsight shopping centre and market.

The proposed development has addressed the issue of access for the disabled; it has achieved level access from pavement level. It has also achieved level access throughout the shop floor.

A disabled toilet facility is provided up to current standards and regulation. All floor finishes are non slip; all external and internal doors have 1000mm wide clear openings suitable for access for the disabled.