Report

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PLANNING AND
BUILDING CONTROL
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Mezzanine Floorspace within Unit 28, Manchester Fort Shopping Centre

Design and Access Statement

May 2012

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Prepared By ..... Status . ..... Date .....

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For and on behalf of GVA Grimley Ltd

1. Introduction

1.1 This Design and Access statement has been produced in support of a planning application by Manchester Fort Shopping Park General Partner Ltd for construction of an internal mezzanine floor at unit 28 Manchester Fort Shopping Park.

2. Location

2.1 Manchester Fort Shopping Park is situated on Cheetham Hill Road, approximately 2km outside of Manchester City Centre. There are good transportation links to the site, with a large area for parking, approximately 1200 car parking spaces

3. Site Analysis

3.1 The unit is located adjacent to the south western tip of the Manchester Fort Shopping Park. The unit is currently serviced to the rear via private access road and shared service yard; it is intended to retain this as existing.

3.2 The Shopping Park has access and egress to Cheetham Hill Road (A665), which has direct links to Queens Road (A6010).

3.3 The Shopping Park has an extensive mix of retailers, all of which form a crescent around a shared car park.

4. Amount / Layout

4.1 It is proposed to remove an existing mezzanine floor within the unit, which extends to 266 sq m. It is proposed to replace this with a mezzanine floor of 647 sq m. The total GIA of the unit would then extend to 1,390 sq m.

5. Scale and Appearance

5.1 The form of the unit will remain unaltered. No external alterations are proposed.

6. Sustainability

Energy

6.1 The proposals will be utilising the same source for heating and power as currently exists.

Ecology

6.2 The proposals do not adversely affect existing ecology.

Waste

6.3 The development strategy will aim to facilitate minimal disposal of waste to landfill during the operation of the development.

6.4 The number of bins provided will be confirmed by the tenant, when known.

6.5 The bin storage area will be as existing. Refuse collection arrangements will be as existing.

Transport

6.6 The site is located along a high frequency bus corridor (Cheetham Hill Road) and has good pedestrian and cycle links to the surrounding residential communities.

Flood Risk

6.7 The development does not fall within a flood risk area.

7. Access

7.1 Accessibility is a key consideration in all development decisions.

7.2 Access 2000 strategy (DFA2 Policy) has been strictly adhered to ensuring; A vision of Manchester that is safe and convenient for all of its citizens and visitors. Indeed, the vision is to create in Manchester the most accessible city in Europe. The design of buildings, and the spaces between buildings, determines how easy it is for disabled people to move

about the city. Legislation does set minimum standards. These are strictly adhered to and indeed extend beyond requirements of BS 8300:2001.

7.3 The existing vehicular and pedestrian links will remain unaltered ensuring inclusive access.

7.4 For the purpose of this document compliance with approved document M of the current building regulations is assumed to be covered by the design since that is mandatory.

7.5 This document does not therefore exhaustively cover all means taken in ensuring such compliance.

7.6 Disabled toilet facilities are currently within the shopping park.