DESIGN & ACCESS STATEMENT

PROPOSED ENTRANCE ALTERATIONS TO OFFICE BUILDING

AT

ENDRESS + HAUSER
FLOATS ROAD
ROUNDTHORN INDUSTRIAL ESTATE
WYTHENSHAWE
MANCHESTER

April 2008

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INTRODUCTION

This Statement is submitted in support of a planning application for elevational alterations to the original office building at this property.

BACKGROUND

Existing & Adjacent Uses

Endress + Hauser own and occupy this site in Floats Road at the north end of the Roundthorn Industrial Estate. The subject property is a two-storey office building, constructed circa 1989, of conventional steel framed construction with brick facings. Attached to this office building, but recently demolished, was a larger factory or laboratory building which became surplus to the applicants' requirements.

Adjacent to this part of the site is a newly-constructed three-storey office building with ancillary workshop and storage space. This was the subject of two recent planning approvals, as follows:-

- Ref no: 076400/F0/2005/S2 dated 19 October 2005.
- Ref no: 079244/F0/2006/S2 dated 30 June 2006.

These planning consents related not only to the construction of the new office and workshop facility but also included the demolition of the original factory and the making good of the North elevation of the original office block following the demolition works. The consents also included extensive remodelling of the site generally, including landscaping and car parking.

Both these planning consents included an identical condition (Condition 3) requiring the development to be carried out in accordance with the submitted drawings as listed. One of these indicated that the North gable elevation of the original two-storey office building would be made good in textured render to conceal the exposed blockwork walls of the demolished factory, including a rectangular entrance lobby with two-storey glazed elevations (occupying a slightly reduced footprint when compared to the original entrance lobby which served the office building and factory).

With the exception of Condition 3 of both approvals, the remaining planning conditions appear to have been discharged in full.

Applicant's Requirements

The applicants are now established in their new office and workshop facility, and now wish to address the issue of the existing two-storey office building which is currently vacant.

The previously approved elevational treatment for the North end of this building is not thought to be satisfactory, particularly in view of its proximity to the new building.

The applicants now intend to improve the external appearance of the North elevation prior to refurbishing this office building. Proposals for the building include letting to a single tenant or possibly splitting the accommodation to provide up to four separate tenancies off the existing service core and ancillary areas.

DESIGN PRINCIPLES

It is understood that Manchester City Council have highlighted the Wythenshawe area for economic development. The Roundthorn Industrial Estate has also been earmarked for upgrading.

The new elevational treatment to the original office building includes the following works:-

- Taking down the freestanding structural steelwork (part of the original factory).
- Taking down the single-storey sloping entrance lobby (which currently has a temporary screen wall facing the car park and a dated part-glazed and part-felted roof).
- Cutting out the areas of exposed concrete blockwork to both gables and reinstating in facing brickwork.
- Re-cladding the projecting two-storey entrance/atrium area in glazed curtain-walling with brick encasement to the steel stanchions.

It is intended that new materials will match the existing as closely as possible so as to maintain a uniform appearance of the gables and glazing. In particular, the contrasting coloured banded brickwork will be reinstated.

The existing East-facing entrance will be reinstated, and external pavings extended to suit. At higher level, the flat roof over the inner entrance lobby and atrium will be reinstated and modified to suit, but concealed from ground level behind low parapets. The existing roof glazing will be cut back accordingly.

The application does not include any external car parking or landscaping, except insofar as the areas immediately adjacent to the proposed works will require making good on completion. There is very extensive car parking serving the site as a whole. The possible provision of dedicated car parking serving the original office building alone will be matter for discussion between the applicants and any prospective tenants.

Likewise, the pedestrian and vehicle entrance to the site off Floats Road will not be affected by the current proposals, nor will traffic management within the site.

The current proposals are designed to provide a simple but pleasing elevational treatment which the applicants believe will complement the existing structure and the remaining buildings on the site.

It is believed that the proposals will generally enhance the appearance of this part of the estate, in accordance with the Council's planning guidelines for the Roundthorn area.

ACCESS

Staff and visitor access to the site as a whole will remain unaltered. There are several disabled parking bays within the immediately adjacent section of car park. There is sufficient parking available around the site to allow the marking out of further disabled bays and the provision of drop kerbs as necessary to suit future occupational requirements.

The new access into the office building will contain a double doorway and the adjacent pavings will be upgraded to form a shallow ramped entrance threshold into the building, all to provide suitable access for wheelchair users and the ambulant disabled.

Within the building there is easy horizontal access to all parts of the building at each level. The first floor is served by a conventional eight-person passenger lift which is of a sufficient size for wheelchair users.

CONCLUSIONS

The proposed works to the North elevation of the existing two-storey office building are thought to be an improvement on the elevational treatment included in the two previous planning consents.

The applicants are keen to upgrade this building by improving the external appearance and refurbishing the interior to modern office standards.

The proposals will generate employment in this locality. The design will undoubtly enhance the general appearance of the site, particularly when viewed from Floats Road and adjoining premises.