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_ introduction

This document sets out the design principals and physical characteristics of the proposed scheme, in line with section 42 of the Planning and Compulsory Purchase Act 2004. The purpose of the Design and Access Statement is to expand on the detail and design inherent within the submission; falling under the following headings:

CONTEXT

USE

AMOUNT

LAYOUT

SCALE

APPEARANCE

ACCESS

REFUSE AND SERVICING

SECURITY

FLOODING

The proposal is for the creation of circa 5,500 square feet of high grade cash and carry / warehouse units. The scheme uses high quality materials in conjunction with a contemporary design to create a building that coherently knits the existing and new together.



_ context

The site is currently (part) occupied by a two storey unit, comprising cash and carry warehouse and offices. The unit is of low architectural merit but does fit into a street frontage of similar buildings.

The building is brick faced with mosaic infill panels below the ground floor windows to reinforce the grid nature of the front elevation.

Broughton Street is a wide boulevard connecting Cheetham Hill Road with Waterloo Road. The majority of buildings along the road are two storey.



_ use

The proposal reinforces the existing use of the site, and the wider context of uses on Broughton Street.

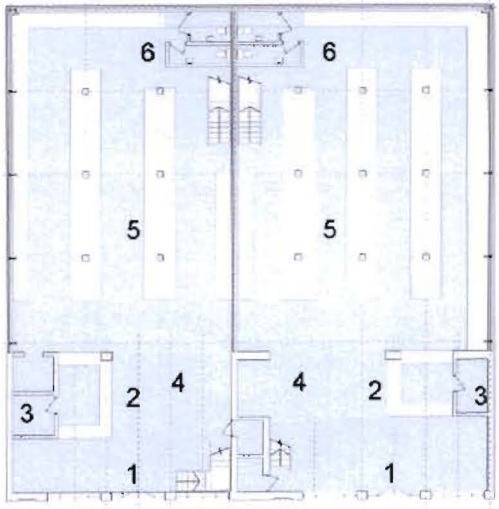


_ amount

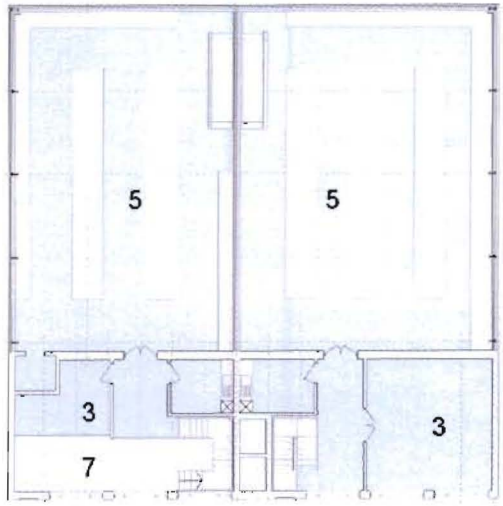
The proposal is for a two storey building to the full extent of the site. The building will be split into two self contained units, with the street side front section providing cash and carry and associated offices; the rear being warehouse storage. This pattern reflects the existing arrangement of the unit.

_ layout

1_ entrance
2_ service counter
3_ office
4_ cash and carry space
5_ racking
6_ toilets
7_ void



ground floor



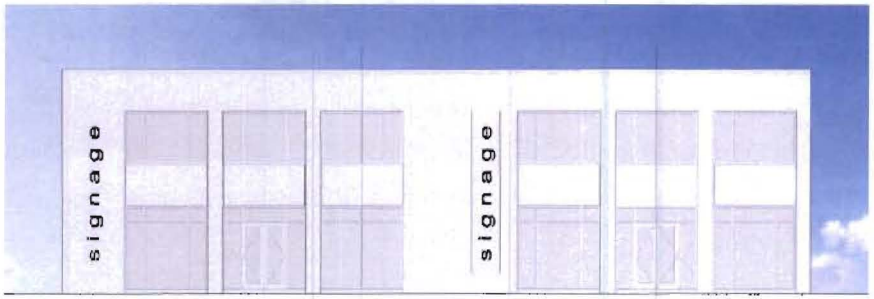
first floor

_ scale

The proposal maintains the existing scale and general massing of the existing and adjacent buildings.

_ appearance

The proposal incorporates and extends the existing brick built building within a new shell. A polyester powder coated cassette cladding system will be used to reinforce the grid layout of the elevation. Aluminium framed glazing will continue the sharpness of the detailing, extended to ground level in order to create a shop front. 2 distinct signage zones will control and restrict the signage to maintain the balance of the elevation.



_ access

A Transport Statement accompanies this application.

The units are accessed and serviced from the back off pavement.

_ refuse and servicing

The units will be serviced as per the method statement outlined on the Transport Statement. Refuse will be stored within the units and collected at regular intervals via an approved collection company.

_ security

The proposal includes for installing powder coated security shutters externally at ground floor.

_ flood risk

The Environment Agency data confirms that the site does not fall within a recognised flood risk area. A flood risk assessment has therefore not been provided with this application.

