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URBAN ARCHITECTS & DESIGNERS

Design and Access Statement

In support of a development proposal for

No.7 JOHN DALTON STREET

Client:

Dr Rani Makkouk

Introduction
No.7 John Dalton Street is situated in the City Centre of Manchester, in the base of the Queens Chambers building, which is a Grade II Listed. The retail unit has established A1 retail permission and was, until recently, leased to a chemist.

Statement of Intention
Our Client would like to open a teeth whitening dental clinic within this unit, thus resulting in a change of use to class D1.

There will be no material alterations to the interior or exterior fabric of the building. Some non-original partitions have previously been removed, resulting in the need to repair and restore some of the original internal plasterwork. Repairs will include restoration of damaged and missing sections of cornice moulding sections of missing picture rail and sections of skirting. All profiles will be manufactured to match exactly. No structural or material alterations are proposed and all operational furniture and equipment will be loose fixed.

Waste Storage and Collection
The refuse generated from this unit will be minimal and we propose to continue with the current arrangements relating to the existing retail units of Queens Chambers.

Refuse will be collected in waste bins in and around the unit and the bins will be emptied at night and the refuse placed in orange sacks purchased from Manchester City Council (or another provider). The sacks will be placed in the location marked on P(100). Collections are daily in the early evening.

Please note that there is no change to the size of the unit and no extra space is being created. The volume of refuse will, if anything, reduce from the extant A1 permission.

Please refer to plan for location of orange sacks and refuse truck.

Servicing
Servicing will be minimal and limited to the occasional transit type van weekly for a few minutes to supply stationery. Servicing will occur on Ridgefield in the location indicated by the refuse vehicle.

Please refer to drawing P(100).

Access Statement
The unit is located centrally within Manchester City Centre, close to public transport infrastructure and numerous car parks.

We confirm that there exists direct and level access to the unit from the Street. The clear and uninterrupted opening of the existing door is 900mm allowing full disabled access. The unit is level and on the ground floor only, so direct access is available to 100% of the floor plan.