

Design and Access Statement

Proposed Travis Perkins Unit, Quantum Park, Monsall Road, Manchester

Quorum Commercial Ltd

AEW Architects

25th April 2008

Revision A

Proposals for Travis Perkins Unit
Quantum Park, Monsall Road, M40 8FZ.
For Quorum Commercial Ltd.

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Design and Access Statement Rev. A - 25th April 2008

This design statement has been prepared in support of our planning application for the above site. It has been structured and prepared in line with the CABE Design and Access statement guidance document (2006).

Please refer to the following submitted drawings:
AEW Architects Ref: B2976-123G Building Elevations
B2976-137 Location Plan
B2976-140 Building Plan

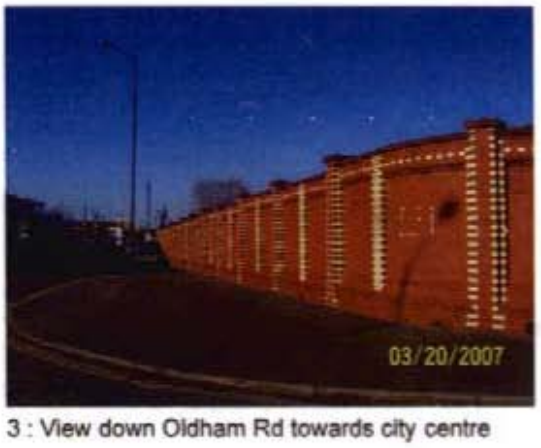
Background:
The site is bounded between Monsall Road, Oldham Road (A62) and Holt Street. The site sits adjacent to a railway viaduct which runs along the rear edge of the site. The existing building's Use Class is B1(C), B2 and B8.



1 : Oldham Road / Grimshaw Lane junction



2 : View towards Oldham Rd down Holt St



3 : View down Oldham Rd towards city centre



4 : View up Holt St towards site entrance



5 : View of hotel opposite site on Oldham Rd



6 : View of red brick office building on site



7 : View of existing B8 unit at rear of site



8 : View of external yard to existing B8 unit on site



9 : Existing building to rear of site



10 : Monsall Road entrance to site



11 : Existing sub-station to rear of site



12 : View of site down rear of office building

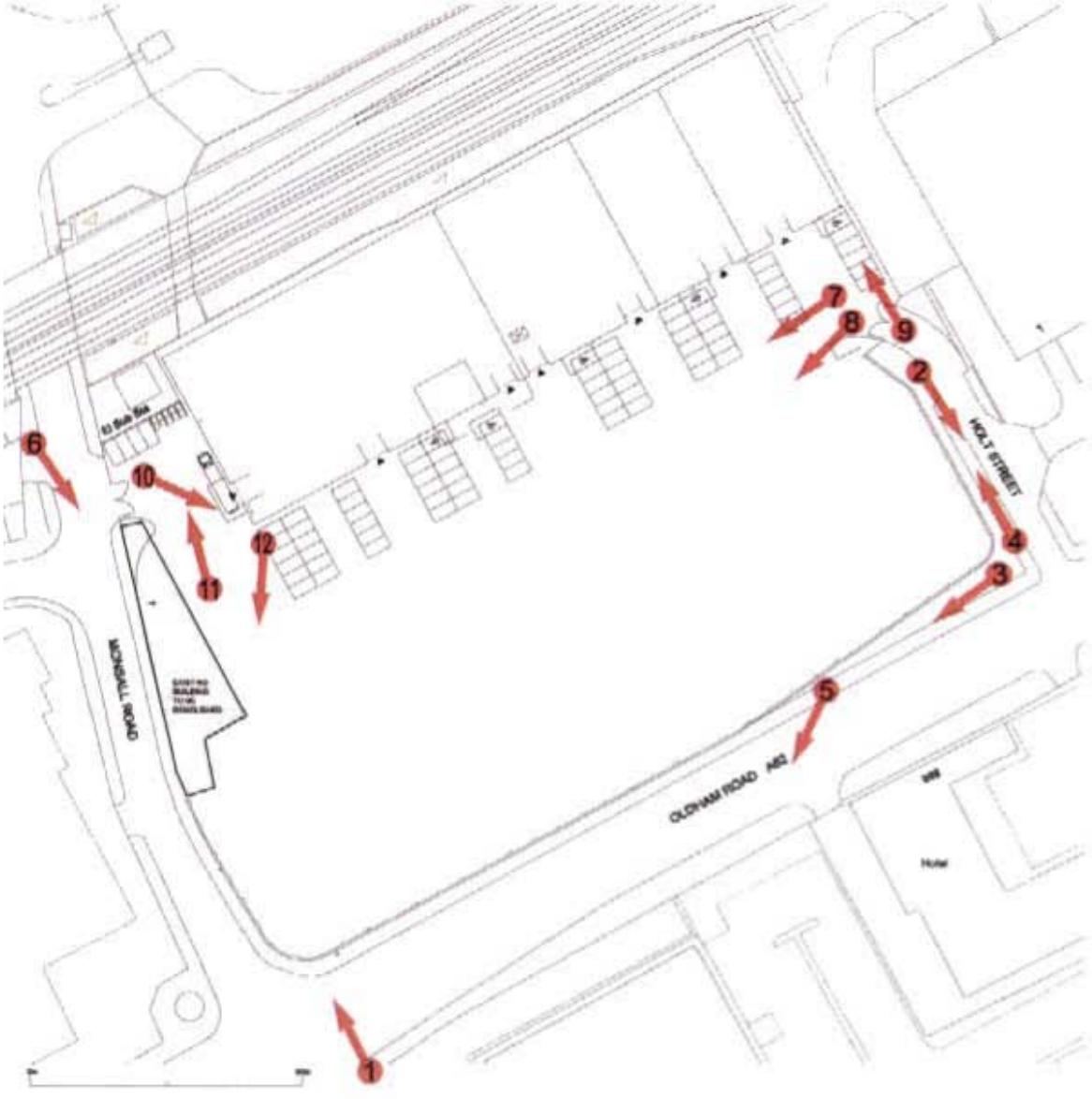


Photo Location Key Plan

Assessment:
Physical, social and economic context:

The site has recently gained Full Planning Approval subject to Condition discharge for the recladding of the existing unit. The Town Planning Use Class is to be for a builder's materials and timber merchants and suppliers to plumbing and heating customers and tool hire with trade counter and ancillary retail sales and office and other within Classes B1 (c), B2 and B8 on the site

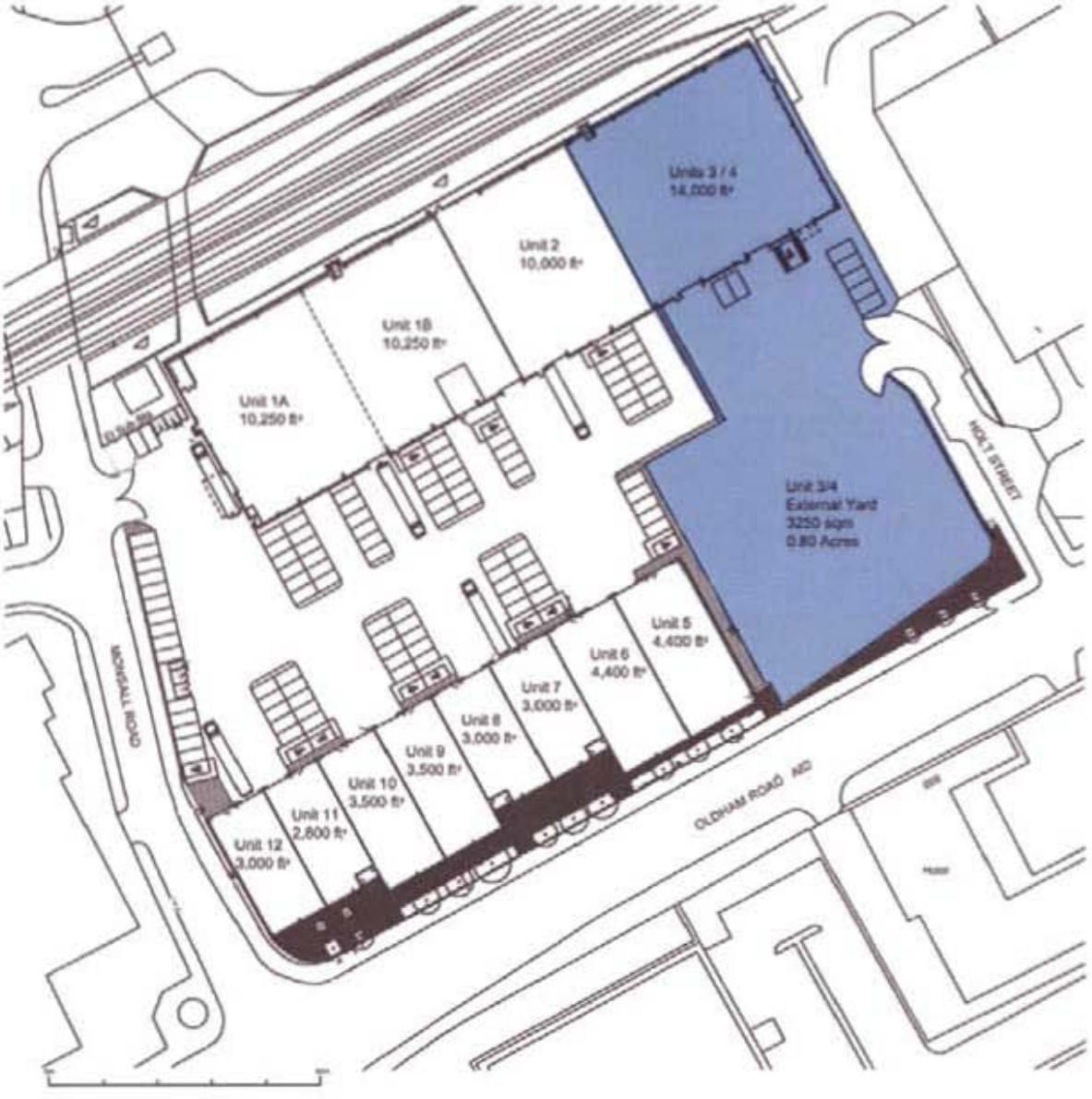
Involvement and Evaluation:
The application is merely to alter the floor space of the existing unit by adding an internal mezzanine which will not have any bearing on the appearance of the external envelope.
The application seeks to highlight the presence of outside storage and external yard lighting. The external lighting will have minimal impact and is linked to a daylight sensor with seven day timer limiting the hours of operation to opening times plus 1 hour at the beginning or end of the working day.

Design:
The design for the mezzanine will be wholly within the existing building envelope and as such, there will be no impact to the external appearance of the building.

Use:
The proposals comprise of the storage and distribution of timber, building, plumbing and heating materials and the hire of tools, all of which are principally aimed at plumbing and building trade as opposed to the retail customer. However, it is important any permission granted does not prohibit retail sales unless it is done by way of a condition making retailing only ancillary to the prime use as a builder's merchants to the trade.

Amount:
The total site area for the Travis Perkins unit = 0.48 hectares
The total additional floor area being created = 340 sqm

Layout:
The building is sited at the rear of the site away from both Oldham Road and Monsall Road. Parking and the depot yard is located in front of the building. The Travis Perkins unit lies at the north-eastern end of the existing building with the yard in front between Oldham Road and adjacent Holt Street.



Scale:
The existing building is of medium to large scale in terms of both footprint and height. The scale of the racking within the yard will be at a height of 4.5 metres.

Landscaping:
The application is not subject to any hard or soft landscaping alterations.

Appearance:
Building Envelope:
The building envelope will not be affected by the proposals.

Access: Vehicular, transport and Inclusive access:
The site is accessed either via Holt Street, an existing points of ingress / egress suitable widths for articulated vehicles to pass through.

A 7 metre wide route through the external yard is also provided for access. Access to loading bay doors is kept free from obstruction.

Access into and within the building complies with Approved Document Part M: Access To and Use of Buildings. External / internal thresholds will be flush.