Design & Access Statement

Location: 301 Oldham Road, Manchester, M40 7PS

Proposal: Change of use of vacant land to car sales lot.

Date: May 2012

Introduction

This design and access statement has been submitted in support of the planning application for a change of use for a vacant plot of land, bounded by Oldham Road, Ferdinand Street and Back Hampson Street; to a car sales lot, with associated ancillary accommodation and boundary treatment.

Site Analysis

The proposal site is located on Oldham Road (A62), this is an arterial route in to and out of Manchester city centre. The site sits within the Miles Platting area of Manchester. The land use around the proposal site is a mix of light industry, commercial and residential accommodation; the residential accommodation is mainly social housing type dwellings.

Directly to the North of the proposal site, there is a strip of vacant land, with railway line running along its north boundary. To the West of the proposal site are a number of vacant plots, which are classified as brown field site, as there would have been warehouse or other similar buildings on them.

To the East boundary on the existing building on the proposal site, there is a two storey, flat roof, commercial building, this is still in use. Across the site on Oldham Road, there are some two storey residential units.

Currently the proposal site is vacant, and has been vacant for over 2 years. Historical records show that there was a church with ancillary accommodation on the site; this was demolished a few years ago.

Design Proposals

The application is to change the land use to a car sales lot, which will be secured by means of a 2.2 metre high paladin boundary fence along the boundary to Back Hampson Street and to the adjoining vacant plot to the East. The boundary to Oldham Road and part way up along Ferdinand Street will have removable hooped security bollards; these will be 1500mm long and 600mm high. This will allow clear view of the cars on sale to both pedestrian and vehicular traffic along Oldham Road.

There will be no permanent structure on the proposal site for this use, temporary accommodation for the car sales personnel and a sales office will be provided by means of a portable cabin.

We are also proposing to erect a 5 metre high post on each of the four corners of the proposal site, this post will have a security camera and security lights mounted at the top. There will also be 24 hour security on site, provided by private security firm.

Due to the location of the proposal site and its frontage to a busy street, the applicant feels the uses as a car sales lot will be suited for this site.

Accessibility

The new land use will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Disability Discrimination Act (DDA).