Britannia Hotels

DESIGN & ACCESS STATEMENT

Date: 17th April 2008

Re: Retrospective Planning application for parking area

For: Britannia Hotels

At: Airport Hotel
Palatine Road
Northenden
Manchester
M22 4FH

PLANNING
18 APR 2008

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1.0 Site Location:

Refer to the Ordnance Survey Map submitted with this Planning application.

The Britannia Airport Hotel is located on Palatine Road adjacent to the M56 / Princess Parkway.

2.0 Existing Site:

The existing car park has been has been in-situ for many years which was previously constructed from crushed hardcore without parking bay demarcation.

The disadvantage of this construction was that because it wasn't a solid bound material it allowed vehicles to spill hardcore on to the existing solid bound access road adjacent.

The numbers of vehicles parking in this area could not be regulated due to there being no demarcation of bays. This ultimately led to this area being significantly over parked.

The drainage in this area wasn't particularly good and led to large areas ponding due to lack of falls and constant blocking of the existing gullies due to the hardcore being dragged in to the gullies by moving vehicles.

The visual appearance of this area wasn't pleasing on the eye considering it is located on a main arterial route in to / out of Manchester City centre.

3.0 The proposal:

Refer also to drawing P076-01

Briefly the scheme will comprise of the following works:

- To provide new finishes to the existing car park area
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- Demarcation of parking spaces

The existing crushed stone car park will be provided with a new Tarmacadam finish to the existing parking area, colour is to be Black.

Parking bays will be defined with White painted lines, applied direct to the surface of the Tarmac. Disabled parking bays will be defined with Yellow markings, again applied direct to the surface of the Tarmac.

There shall be 38 no. parking spaces, 2 of which shall be allocated for use by Disabled users.

4.0 Access Statement

There will be 38No. Re-defined parking spaces, 2 of which shall be designated for disabled users or users with disabled passengers.

Each of the Disabled bays are designed in accordance with current regulation and dimensions including a 1.2m transfer zone to one side of the parking bay.

The parking spaces will be clearly marked with the international symbol for the disabled.

The disabled bays are situated directly adjacent to the existing access road which is positioned at the nearest point to the hotel, so that the facilities may be reached with the minimum of distance travelled.

5.0 Summary:

We feel that this scheme has resulted in making this a much more attractive environment of the area for the benefit of both the visitors to the village, as well as the general public.

We hope that this scheme meets with the Council's approval.