PAO PAO

Manchester Technology Centre,
Oxford Road,

Planning, Design & Access Statement:

Relocation of Existing Glazed Entrance Doors;
External Level Platform with Steps;
Proposed New External Ramp and Alterations to Existing Level Platform and Steps

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(Part 6 altered 26.07.12)

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1. Introduction

1.1 AMCA have been instructed by Tesco Stores Limited to provide planning advice in respect of the proposed alterations of unit 99 Oxford House, Manchester Technology Centre within the jurisdiction of Manchester City Council.

1.2 The site subject of this application is unit 99 Oxford House, Manchester Technology Centre, Oxford Road, Manchester, M1 7EL; this is intended to be occupied by PAO PAO Cafe.

1.3 The applications seeks permission for Relocation of Existing Glazed Entrance Doors to south west elevation; External Level Platform with Steps to south west elevation; Proposed New External Ramp and Alterations to Existing Level Platform and Steps to the south east elevation.

1.4 The Planning, Design and Access Statement sets out the description of the site, its brief planning history and relevant planning policy framework pertinent to the proposal. This statement sets out the design concept utilised the scheme and design and access issues relevant to the proposals.

- Application forms and Land ownership certificates
- Site Location Plan and Block Plan
- Existing Site Plan
- Existing Elevations
- Proposed Site Elevations

1.5 Minor Applications will be submitted to enable the occupation of the PAO PAO including application consent to display of advertisements.

2. Site and Surroundings

2.1 The site subject to this application is unit 99, Oxford House, Manchester Technology Centre, Oxford Road, Manchester M1 7EL. The site is currently vacant.

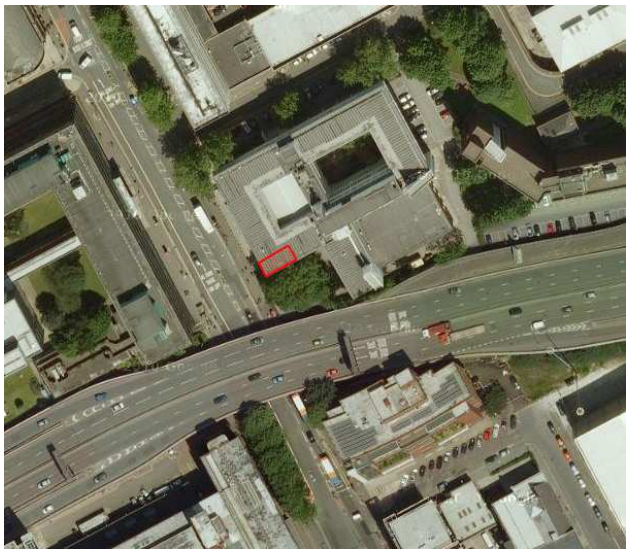

Figure 1 – Aerial Photograph of Site

2.2 The site is located in the main city centre of Manchester.

2.3 The building is 4 storeys in height with a flat roof, on the ground level the south west and south east facades are clad with full height glazing.

2.4 The building does not lie in a conservation area, nor is the building listed.

2.5 The building is set back from a main road, which is located to the south west and directly opposite the Manchester Metropolitan University. The building has no dedicated parking spaces. To the rear of the building there is an existing external yard. The land to the south east of the building is a public square.

3. Site History

3.1 The site was previously KRO2 bar and restaurant however has been vacant for some time now.

3.2 A planning history search would show no related planning permission relating to the proposal.

3.3 There are no previous applications which would bear relevance or have a material impact upon the proposals subject of this application.

4. Application Proposal

4.1 The application seeks permission for Relocation of Existing Glazed Entrance Doors to south west elevation; External Level Platform with Steps to south west elevation; Proposed New External Ramp and Alterations to Existing Level Platform and Steps to the south east elevation.

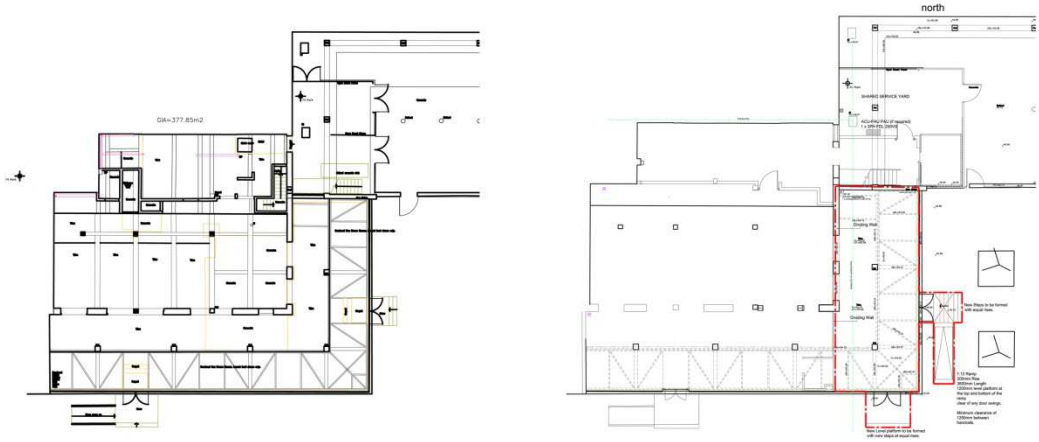

Figure 2 – Existing and Proposed Building Layout.

4.2 The ramp will be at 1 in 12 with a 300mm rise, 3600mm Length and a minimum clearance of 1250mm in width. This will be constructed from concrete with a non-slip finish, with 100mm concrete up stands to either side of the ramp.

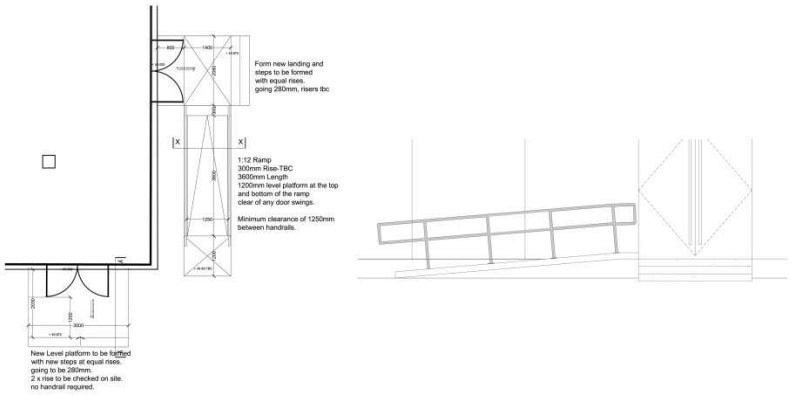

Figure 3 – Proposed External Ramp, Platform and Steps

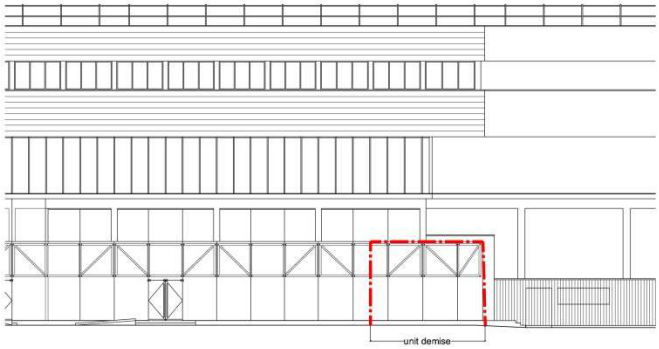

Figure 4 – Existing South West Elevation To Oxford Road

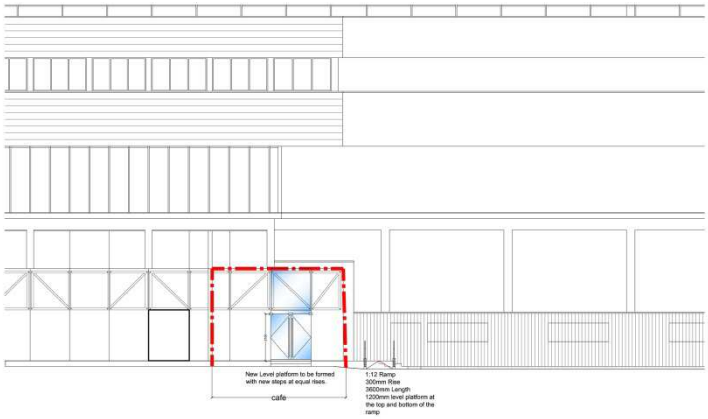

Figure 5 – Proposed South West Elevation to Oxford Road

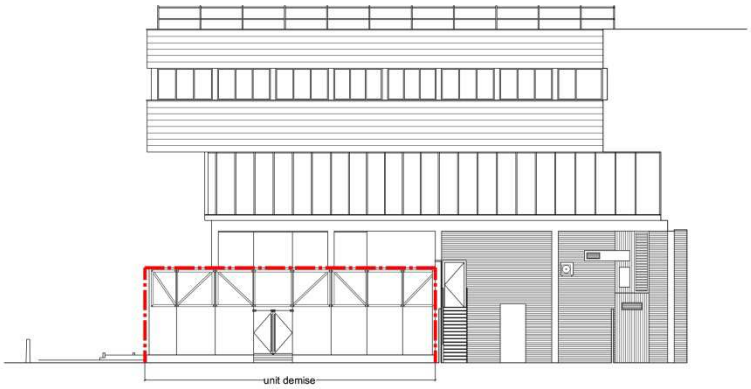

Figure 6 – Existing South East Elevation

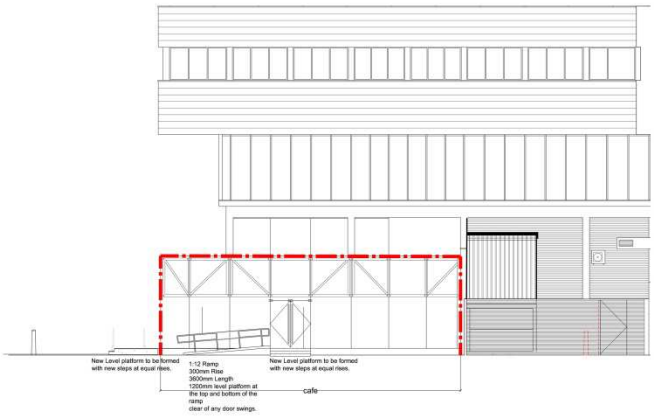

Figure 7 – Proposed South East Elevation

5. Benefits of the Scheme

5.1 The key considerations in the determination of this application are considered under the respective headings below.

6. Design

6.1 The proposed development would simply seek permission for Relocation of Existing Glazed Entrance Doors to south west elevation to Oxford Road; External Level Platform with Steps to south west elevation to Oxford Road; Proposed New External Ramp and Alterations to Existing Level Platform and Steps to the south east elevation.

6.2 The application also includes the provision of an Air Conditioning Unit to be installed in the shared fenced service Yard.

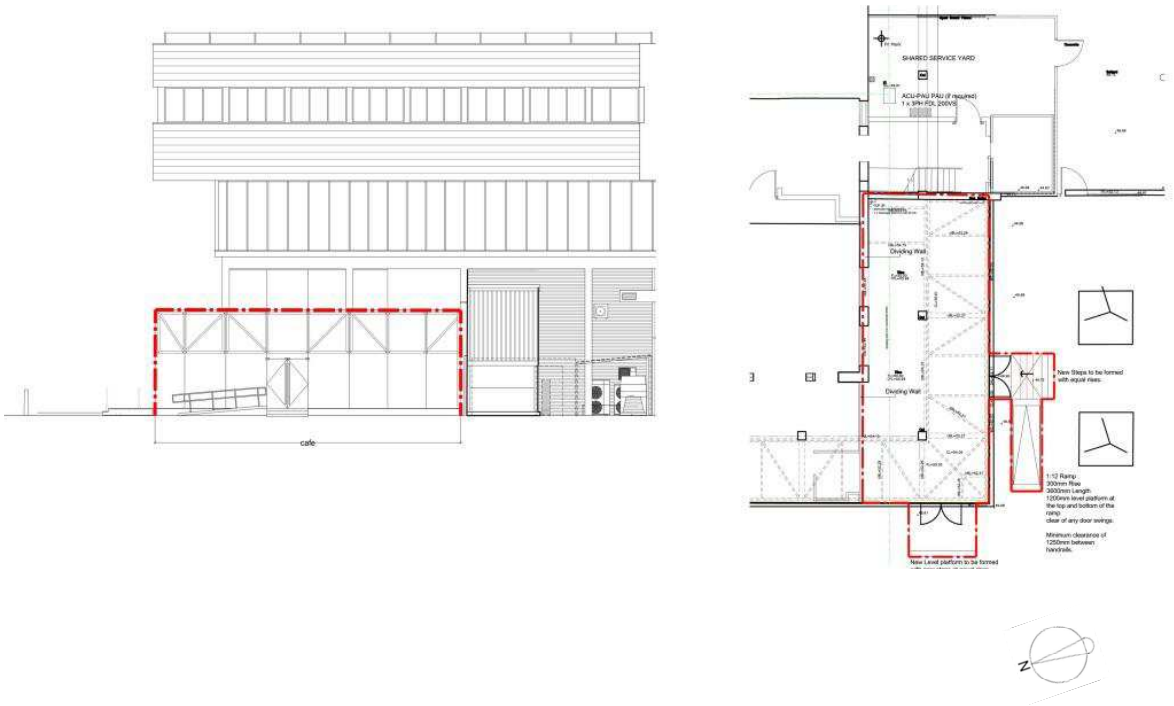

Figure 8 – Proposed Plant Elevation and Plan

6.3 The proposed development will have no impact on the external appearance of the building.

6.4 To gain level access to the unit, the installation of a ramp was essential. Due to the length of ramp required and the extent of the unit boundary, by placing the ramp along the main elevation it would unbalance the composition by going beyond the edge of the building line to the South East and the boundary of the adjoining unit, therefore by positioning the ramp at the existing entrance on the South East Elevation it provides easy access from the main frontage, and works within the area by not protruding past the existing building line.

6.5 The new entrance to the main South West elevation is to provide an entrance on the principal frontage to the unit and deliver coherence to the elevation. The existing entrance allows provision for level access as noted above and another means by which people can move between the external courtyard area and the unit.

Other

6.6 The proposal seeks to retain as much of the existing building as possible, therefore limiting the requirement for extensive construction work and minimising disruption. It is

therefore considered that the proposal represents an efficient and sustainable form of development.

7. Conclusion

7.1 It is concluded that the development meets the requirements of national and local policy by providing a sympathetic and proportionate form of development that would not appear incompatible within the context of the site and would not unsympathetically impact upon the amenities of immediate occupiers.

7.2 For the reasons set out in this statement, it is respectfully requested that planning permission is granted.

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