DESIGN AND ACCESS STATEMENT

Unit 9B, Hemmons Road Industrial Estate, Levenshulme M12 5ST
Proposed Change of Use of Ex Warehouse Unit to
New M.O.T. Garage Unit
For Ms R Nazar



GENERAL

Site History and Background

The site of approximately 650sq m is part of 1100sq m of the left hand annex to the Hemmons Road Industrial Estate that consists of a 3-bay warehouse unit with front first floor offices adjoining a central yard and car-parking area
This and the main building consisting of other industrial units is approximately 60 years old and is constructed in brick beneath a fibre cement corrugated roof.
There is no known planning history.

Environs

The industrial estate is accessed from Hemmons Road that adjoins the densely populated terraced and semi-detached housing residential area running between Stockport Road and Mount Road/Broom Lane and is next to the recently demolished part of the Industrial Estate.
The rear of the site can also be accessed from the rear from the Adjacent Longden Road and this adjoins Spurley Hey High School sports grounds.

Security by Design

The shop unit is secure to the front, sides and rear
The existing shutters retained

The Scheme and Proposal

The scheme is to split the existing 3-bay warehouse unite into two and retaining the left hand 1st-bay as a Warehouse Unit
The remaining 2-bay unit is have a full height 1hr fire wall installed between the two units and be subject to a Change of Use full planning application to form an M.O.T. Garage with no external alterations to the premises

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Car Parking

There are 8no dedicated car-parking to be allocated to this unit of which 2no will be reserved for M.O.T. parking with any excess parking being provided within the unit, of which little is envisaged.
Car parking spaces will be demarcated

Waste Management

The new waste management strategy will be introduced that included separate metal and waste oil storage to ensure a high level standard procedure is implemented
Existing natural and mechanical roof ventilation to be retained and re-furbished as required with additional provided locally to supplement existing the roof vents to provide 6-8 air changes/hour

Landscaping

There is existing hard standing in the yard area which will be maintained shop wide pavement to the front of the shop and hard-standing to the side and rear .

Conclusion

Our client has identified that a high level of M.O.T. services are now required with the modern new car era and these premises are to provide this service and we are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned.