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DESIGN & ACCESS STATEMENT

MR CLUTCH, BLACKETT STREET, MANCHESTER M12 6EJ

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Revision A

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DESIGN & ACCESS STATEMENT

MR CLUTCH, BLACKETT STREET, MANCHESTER

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1.0 INTRODUCTION

1.1 This Design & Access Statement has been prepared on behalf of Clutch International Properties Limited in support of a full Planning Application for the extension/alteration and refurbishment of Mr Clutch, Blackett Street, Manchester M12 6EJ. This revised proposal has been awarded Application No. 090393/FO/2009.

1.2 The proposal encompasses the side extension of an existing single storey steel portal framed building and the provision of 2No. additional parking spaces with direct access on to Raven Street.

1.3 This statement establishes key guidance principles and creates a framework for the delivery of a high quality building which is appropriate to the surrounding context.

2.0 DESIGN PRINCIPLES

2.1 The site is located on the outskirts of Manchester city centre, directly off the Mancunian Way (A57M) and is immediately served by Blackett Street to the front and Raven Street to the west.

2.2 The site is heavily surrounded by commercial and industrial buildings, with small pockets of residential apartments recently constructed to the north of the site towards Great Ancoats Street.

2.3 The site is one that is well established, with the original building thought to have been built circa 1980 by Clutch International Properties Limited.

2.4 The existing building is utilised as a vehicle repair shop, offering services such as replacement clutches, tyres and exhausts. However, this Application encompasses the provision for two dedicated M.O.T. testing bays, and associated car parking spaces.

2.5 The site is within a short distance of Manchester city centre and is well served by the local motorway network, in particular, the M60 and M602, as well as local A & B roads which have direct links into Manchester city centre, and further afield, smaller towns such as Ardwick, Longsight and Hulme, and on the north side Collyhurst, Cheetham Hill, and further afield Broughton and Crumpsall.

2.6 The immediate area has a well established industrial and commercial employment area, housing businesses such as P C World and several smaller industrial and commercial organisations.

2.7 The site lies within its own boundary. The rear boundary is separated by a masonry brick wall, behind which are 4-5 commercial units enclosed within private grounds. Each unit is of a similar construction to the existing building, comprising a series of steel portal framed buildings with clad finish.

2.8 To the west of the site, immediately facing, is P C World, a large commercial unit which is clad with grey square cladding panels and inset glazed curtain walling, similar to the materials proposed for the extension/alteration and refurbishment of the subject premises.

2.9 The existing building has a corrugated metal sheet cladding to the main front elevation and roof. The two side elevations have a painted masonry finish. It is proposed as part of this Application to extend the existing building and re-clad it in its entirety, with a cladding panel that is in keeping with the surrounding buildings but, in particular, P C World, which is located directly across the road from the site.

2.10 **Layout**

2.10.1 The extension is to be built on vacant land currently owned by Clutch International Properties Limited, and will provide enough space to accommodate 2 No. car parking spaces.

2.10.2 The purpose for the additional car parking spaces will be to

(a) relieve parking on Blackett Street and
(b) provide spaces as required for the provision of the additional M.O.T. testing bays.

2.10.3 Internal alteration works to the existing building will provide a single vehicle repair workshop and office accommodation under one roof, which will be accessed by a single main entrance accommodated within the new extension.

2.10.4 The new entrance will be compliant with the Building Regulations Approved Document M (Access to and Use of Buildings), and will include, where applicable, graded access and entrances of a suitable width for all potential users.

2.11 **Scale**

2.11.1 The scale of the extension is to match that of the existing building, the ridge and eaves will align through with a new gutter system installed across the front of the building complete.

2.11.2 The width of the extension will be determined by the spacing of the steel structural columns which, in effect, will match those of the existing building.

2.12 **Landscaping**

2.12.1 The vacant land will be cleared prior to erection of the new extension and installation of the new car parking spaces. Light landscaping works will be undertaken to the remaining land, maintaining visibility onto Raven Street.

3.0 SITE DESCRIPTION & CONTEXT APPRAISAL

3.1 The existing business, Mr Clutch, is a well established business and has been trading on this site for approximately 20 years. The site is within a well established area, and is well frequented by industrial and commercial premises which are currently occupied and operational.

3.2 The site is generally flat. The proposed building will be situated on the west of the site, served by Blackett Street to the front, and Raven Street to the west of the site, which is a one way street heading towards the Mancunian Way.

3.3 Mancunian Way (A57M) runs across the front of the site, a main 'A' road into the city centre, Great Ancoats Street, runs north to south across the site.

3.4 In addition, there are views of more prominent structures from the site, including a major railway served by the local Piccadilly train station.

3.5 The area is well served by public transport, with regular bus, tram and train services located within walking distance.

4.0 PROPOSED DEVELOPMENT

4.1 The proposal seeks to build a single storey side extension on to an existing commercial unit.

4.2 The existing and new building are to be clad complete to match aesthetically. The ridge and eaves of the new extension will align with the existing building.

4.3 The building will match existing commercial premises in the immediate vicinity in terms of aesthetic appearance. The form and function of the new extension will be built such to provide additional reception and administration facilities to the existing building.

4.4 The height of the extension will be in keeping with its surroundings but, in particular, the existing building which will adjoin.

4.5 A thorough review of the aesthetic appearance of the block has been undertaken, with consideration given to its location, the surrounding area and current local regional and national guidance.

4.6 The extension complies with the aspirations of Manchester City Council Planning Policy and is in keeping with the surrounding area.

4.7 The proposed development will provide additional facilities to an existing well established business, to enable to them to further develop their business catchment area.

4.8 The new extension will be occupied by the existing business, Mr Clutch.

5.0 ACCESS AND LINKAGES

5.1 Transport Links

5.1.1 The site is located within a well established commercial and industrial area and is well served by local motorway networks, 'A' roads and 'B' roads.

5.1.2 The site is a short walk away from Manchester city centre and is served by regular local buses, trams and trains.

5.2 Provide Access to Services

5.2.1 The existing transport network will provide good access to the extended building, however, will not increase local traffic volume.

5.2.2 The site is well placed to accommodate any minor additional traffic that may be experienced. However, this will be accommodated off-road, with the provision of 2 No. new car parking spaces which are to be provided.

5.2.3 The scale of the development is such that there is no requirement to make improvements to public transport or footpaths/cycle ways etc. Indeed, the Application is for the small extension of an existing commercial unit.

5.3 **Accessibility for All**

5.3.1 The proposed building complies with Part M of the Building Regulations. All entrances, door openings, etc. will conform to the Standards.

5.3.2 A Building Regulations Certificate will be issued on completion of the extension.

5.3.3 Car parking will be located to the west of the building and will allow convenient access for all.

6.0 PLANNING APPRAISAL

6.1 The proposal raises four main Planning issues:

- Design and layout.
- Aesthetic appearance.
- Form and function.
- Accessibility and parking.

7.0 CONCLUSIONS

7.1 The proposed development fully accords with the objectives of the Planning Policy at all levels.

7.2 The extension of the existing building will assist with the development of an existing well established building and will provide an enhancement to the character of the area, which is located on a predominant through road on the outskirts of Manchester city centre.

7.3 The extension will be occupied by an existing business which has occupied the site for a period of time in the region of 20 years.

7.4 The aesthetic appearance of the building will be upgraded and will match that of adjoining premises which are used for a similar nature but, in particular, that of P C World, which is located directly across the road.

7.5 Existing landscaping, car parking, access roads, etc. will not need to be amended on this Application, since these facilities are currently in place and are sufficient, given the nature and extent of this Application.