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DESIGN

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DESIGN & ACCESS STATEMENT
LWC UNIT 3, STAINBURN ROAD, OPENSHAW, MANCHESTER.

The building is a large warehouse being the last unit on Stainburn Road. It is a steel framed structure with a gabled roof. The roof and walls are clad in a profiled colour coated double skin steel sheet.

Fronting the warehouse to the SE corner is a two storey office block. To the west of the offices and fronting the remainder of the warehouse is a small service yard. A 2.5m high brick wall forms the west boundary and separates the service yard from the adjacent unit. The service yard is protected to the front by a paladin style security fence with sliding security gates providing a secure yard area for the overnight parking of vehicles.

Distribution orders are brought out from the warehouse to the service yard prior to being loaded by forklift trucks into the waiting delivery vans. A small canopy projects from the front of the warehouse providing minimal protection to stock and staff.

The proposal is to extend the area of the present canopy over the whole of the yard area and further protection from inclement weather will be provided by enclosing the open side area above the brick boundary wall and partially enclose the eastern side adjacent to the offices. The front remains open with the paladin security fence and gates being retained. The canopy roof and side panels will be faced in materials matching the existing roof and wall cladding

Access and egress from the building remains unaffected.
Emergency access to the building and the emergency evacuation of the building is as existing and will not be compromised.