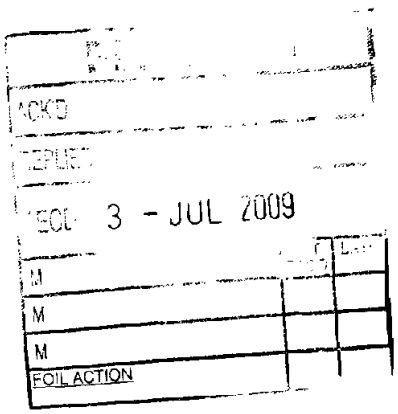
T&G Associates Limited



Change of Use
3 Park Place
Cheetham Hill
Manchester, M4 4EZ

Design and Access Statement

01 July 2009

1.0 Site Context

The site is a corner site, with Park Place to the north east and Cowburn Street to the north west, and located just off Cheetham Hill Road, which is one of the main arterial routes into the city. The site is located within close proximity of the Manchester Evening News Arena, Victoria railway station and the city centre itself. The site is generally level within the site boundary.

The existing building is a character building in need of some repair, situated in an area generally consisting of buildings of the same period.

2.0 The Proposal

2.1 The scheme design

The proposal is for the change of use of the existing building from a retail warehouse to offices. This will involve some internal reconfiguration, installation of a new passenger lift and some upgrading and repairs to the elevations including the reinstatement of the windows which are currently bricked / boarded up and general cleaning up of the building facade.

17 parking spaces are proposed for this development. This takes into account the sustainable location of the site, a large bicycle store is also provided on site.

2.2 Proposed alterations

Internally, each floor will be opened up to create open plan office spaces, and each will have its own toilets and pantry area. A new lift is proposed which will access all levels. This will result in the covering over of some windows on the Park Place elevation. The affected windows will therefore need to be blocked up internally to minimise the effect on the external appearance.

Externally, all currently boarded up windows are to be opened up, have new windows installed and be finished to match the existing windows. The ground and basement floor windows on the rear elevation have been bricked up. It is proposed to reinstate these openings to windows. There is also an entrance door to the rear of the building which is currently boarded over. It is proposed that this doorway is bricked up using bricks which match the existing.

A new entrance is proposed on the Park Place elevation for access to the lift. This new entrance will utilise an existing window opening and thus will reflect the current proportions. The proposed new doors to the lift will match the style of the main entrance doors and will have a similar overall height. Above these doors will be a fanlight which will also need to be blocked internally. This is to avoid the need to brick up this area, which would be unsympathetic to the design of the existing building.

2.3 Scale and massing

This application is for change of use only, no changes to the scale or massing of the building are proposed.

2.4 Neighbouring public spaces

The proposal has been designed to have a positive impact on neighbouring properties.

2.5 Impacts on characters of the area, views and vistas in the area

The development will contribute positive impacts on the character of the area, views and vistas in the area and street pattern. The external design of the building will create attractive frontages to all surrounding streets.

2.6 Amenity of users and of neighbouring properties

The proposal will have no impact on the amenity of the neighbouring properties.

3.0 Movement in and around the site

3.1 Access for all

The development will comply with the latest approved document M for disable access and the ***Design for Access 2***.

A new passenger lift is proposed in this development to allow access into the building for disabled. The entrance to this lift from street level will be on the Park Place elevation. This will work by using a lift which has 2 adjacent entrances. A disabled person using the lift will be able to use the entrance at street level to access all floors in the building.

The lift entrance will have a set of lockable doors in front. Any member of staff requiring regular use of the lift from street level will be allocated with a key fob to unlock these doors which will automatically lock when closed. Visitors requiring access via the Park Place lift entrance will need to use the call button which will be allocated next to the lift. This will then alert the office that someone requires access and a member of staff will be able to

travel down to the lift to assist.

3.2 Secured by design

The development will be designed with 'secured by design' in mind.

3.3 Sustainability

Water efficient appliances and sanitary are to be used in the development.

4.0 Conclusion

The proposal will see the existing building cleaned up and the windows reinstated which will improve the external appearance of the offices. Thus, the proposal will have a positive impact on, and enhance the character of the local area.