ALPHA DESIGN
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Design and Access Statement

2/ 2a Ellesmere Road Didsbury Manchester

Design Statement

The proposed site lies near the junction of Fog Lane a busy shopping area to the south of central Didbury

The property is divided into two units the ground floor being empty (2a the proposal site) and the first floor No 2 a health club

2a the proposal site has been vacant for a long period of time and my client would like to find an alternative use for it

The opening of a large superstore a short distance away from the proposed site has restricted the possibility of finding a tenant to continue its former use class

The entrances to 2 and 2a at present are open plan the proposed layout would form a divide of one unit from the other by forming a small courtyard for No 2 topped by a wrought iron fence to prevent anyone sitting on the wall

Site Context

The site is within a residential area close to a busy parade of shops on Fog Lane

The property was originally a lock up shop with living accommodation over accessed from a door to the side of the front elevation shop entrance

Layout

No changes to the layout are included within this application other than the divisional wall mentioned in the design statement

11 Gilda Crescent Road, Eccles, Manchester M30 9AG

Scale

No additions to the original building are included within this application

Appearance

No changes to the original apart from the new brick wall which will match the existing brickwork

Access

Access to 2a is via a level access doorway in accordance with Design for Access 2 guidelines

1. Have clear openings of 1000mm free from projections
2. Have kicking plates250mm high fitted to both sides
3. Door furniture to contrast with the door and the door itself should contrast with the frame
4. Locks to be fitted at a height of 850mmabove floor level
5. Catches and handles should contrast in colour and luminance with their surroundings
6. Appropriate signage to be fixed to any glazing on the door
7. Entrance doorways to be at ground level with flush thresholds
8. Fully glazed doors should be highlighted with permanent contrasting strips or continuous features at heights of 1000mm and 1500mm above ground level and the leading edge should be colour and luminance contrasted
9. Glazing in doors should be safety glass