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Design, Access & Planning statement

Project: Showroom Refurbishment – Mercedes Benz, Manchester

Client: Mercedes Benz Retail UK Ltd.

Address: Mercedes Benz Manchester Central
26 Rowsley Street
Manchester
M11 3RR

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1.0 Introduction

1.1 Introduction:

Ayshford Sansome Architects have been engaged by Mercedes Benz Retail UK Ltd to prepare and submit a planning application on their behalf, for their car dealership site located on Rowsley Street, which accommodates new and used car sales, car repairs and servicing (A1, B1 & B2 use Classes).

The application proposes the introduction of a new substation in the North car park

This statement describes the proposals and comments upon current and proposed operational details. It endorses the proposals and contends that the development will allow Mercedes-Benz to enhance their after sales business on the site, to maintain existing job opportunities and strengthen the business.

The document describes the approach that the team has taken during the design process and considers the extent to which the development proposals accord with the principles of Manchester City development control guidance.

1.2 Planning application:

This planning application comprises:

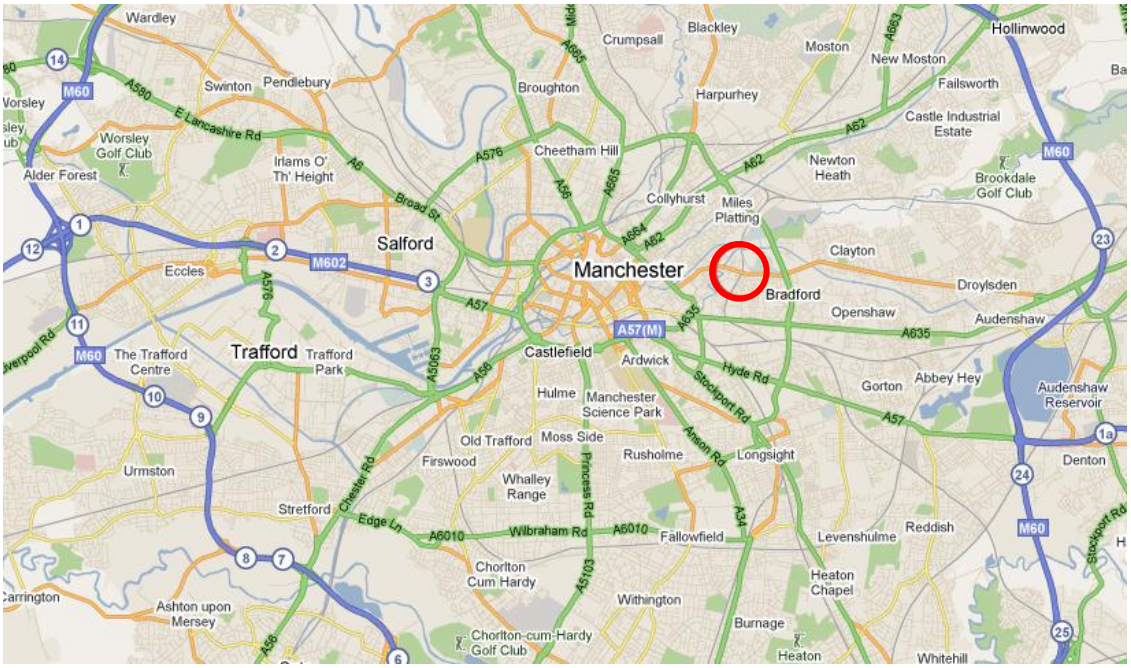
a) The Introduction of a new substation and metre.
    - To provide additional power to refurbished spray shop and showroom.

The proposals do **not** constitute a change of use class, a net gain in building or site area. The proposal is a *sui generis* use, that is a use of its own kind not falling within any use class of the Town and Country Planning (Use Classes) order, 1987 (as amended), but includes activities falling within a B1/B2 use class.

2.0 Site context

2.1 Site as existing:

a) The application site is located next to the Manchester City football stadium on Ashton New road.



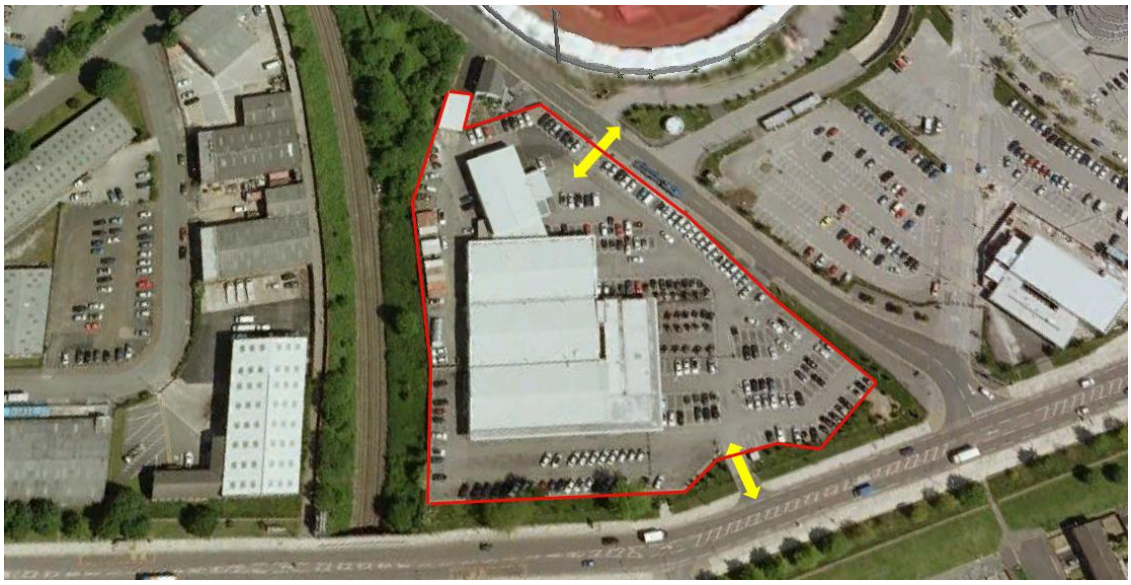
(Fig 1)

b) The Mercedes-Benz site is approximately 13,260.m² in area and sits within a triangle bounded by Ashton New road to the south and Rowsley Street to the East & the railway line to the West which meet at Philips Park road to the North of the site.

c) The site (bounded red in fig2) accommodates a two storey facility with double height workshops to the rear. The building accommodates car sales & servicing and has a footprint of approximately 3,588.m²

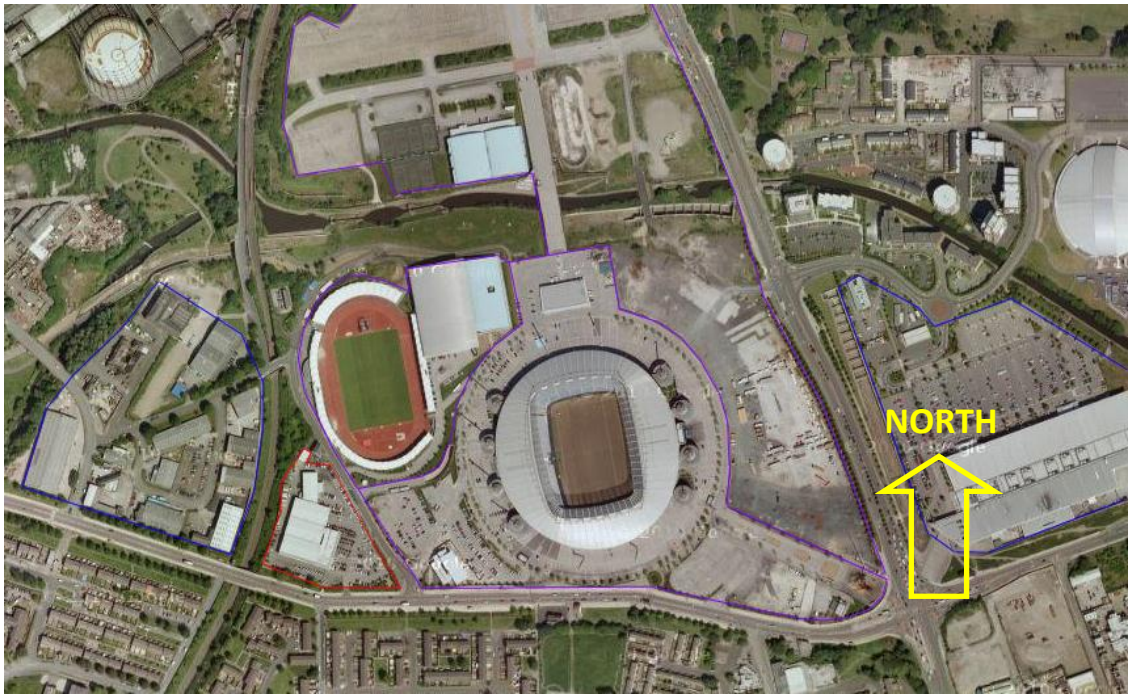
d) The site immediately surrounding the building is predominantly hard landscaped, providing demarcated vehicle parking for display, demonstrators, and customer vehicles.

e) The site currently has two points of access for vehicles. The customer entrance is off Ashton new road and the service entrance/exit is off Rowsley Street (fig 2).



(Fig 2)

f) The site [outlined red] is sandwiched between Manchester City Football stadium (outlined Purple) and a business park (outlined blue) on the other side of the railway line (Fig 3).



(Fig 3)

2.2 Topography & Orientation:

The orientation is as described on the submitted plans indicating the extent of the site, usage & parking. The site is predominantly flat.

2.3 Landscaping:

The site is predominantly hard landscaped to accommodate vehicular movement and parking on site. Around the perimeter is a green swathe which consists of well kept lawns and mature trees (fig 4).

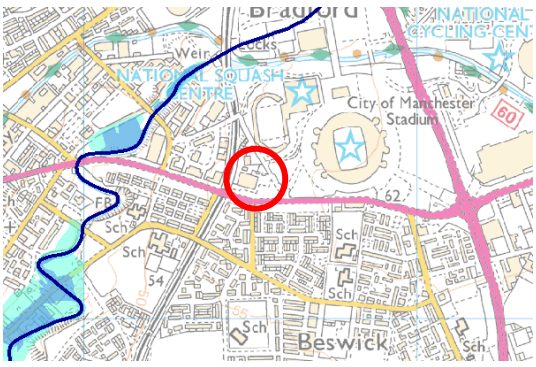


(Fig 4)

2.4 Drainage:

Drainage is handled on site by separate storm water and foul water drainage systems, connecting into the municipal networks. No alterations are proposed to the drainage or areas of hard standing.

The site (circled in red) is **not** in a flood risk area as defined by the Environment Agency mapping – see adjacent extract.



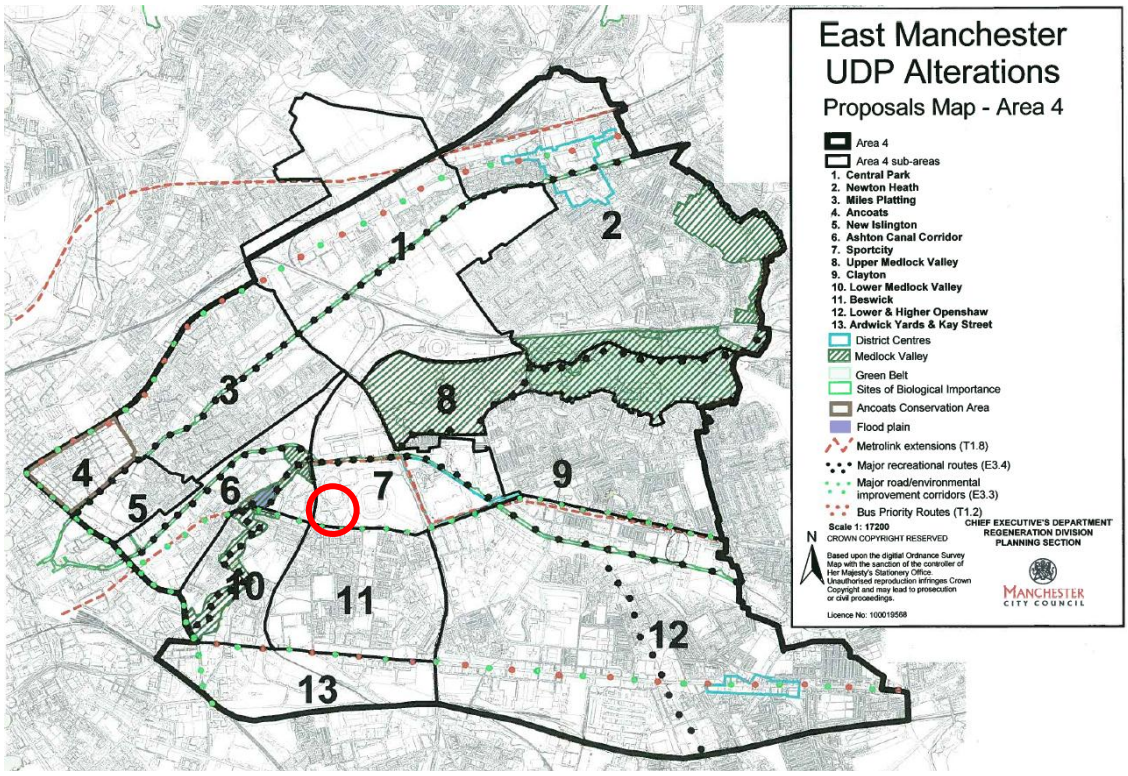
2.5 Services:

Currently all mains services, (electricity, gas, water, telecoms and drainage) are present within the site boundary, connected and in use. No overhead electricity lines are present on site.

2.6 Noise sources:

The dealership currently carries out the service and repair of motor vehicles which includes valeting, and car washing. These operations are all kept within the confines of the buildings, with doors generally closed, so reducing noise pollution to a minimum. The works proposed under this application will not affect the situation in any way.

2.7 Planning context:



(Fig 4)

The site falls within the Sport City district as defined on the East Manchester UDP Alterations proposals map (fig 4).

3.0 Design Statement

3.1 Strategic Intention

a. Commercial Intent

This proposal **does not** involve changing the use of the site from its principle function as a Mercedes car dealership, selling both new and used cars and providing after sales services.

The proposals outlined are to account for potential additional load from new lighting and cooling systems required for the refurbished showrooms and service areas on the site as previous planning application number 099217/FO/2012.

3.2 Design Response

a. The position of the proposed substation is located in the North Car Park and is obscured by the existing fence from the public on Rowsley Street.

b. The table below sets out the pallet of materials proposed.

Material - Comments	**Building**	**Image**
Green GRP housing.	Proposed	

c. Transport & Parking:

The site as currently has a total of 275 car parking spaces as set out in the Site Plan as Existing, ASA drawing 1113/R/001 and the proposal will require 1 spaces leaving 274.

	Service (Secure)	Demo/ Display	Customer parking	Total No.
Existing	112	95 (28 Smart)	66	275 (28 Smart)
Proposed	111	95 (28 Smart)	66	274 (28 Smart)

d. Access

The site is predominantly level with good access to all parking areas and building entrances. These proposals will improve accessibility into the showroom and will create Accessible parking spaces adjacent to the new entrance.

e. Lighting

Lighting will remain unchanged under the scope of these proposals.

f. Rainwater

Rainwater run-off from the parking areas will remain unaffected as works to the hard standing will be confined to repainting the parking bays, with minor paving works undertaken to making good localised surface defects.

This report is to be read in conjunction with ASA drgs;

1113/R/001 Existing Site Plan

1113/G/002 Layout – Planning

1113/G/003 First Floor - Planning

1113/G/004 Existing & Proposed Elevations – Planning