mash
Unit A4-A5
Cheetham Park Centre
Sherborne Street
Manchester
M8 8NL
T: 0161 834 9471
F: 0161 832 7727
info@mashproperty.com

Gordons Cash & Carry, Derby Street, Cheetham Hill, M8 8AT
Proposed sub-division of warehouse into 6 additional units with new shop fronts to Cheetwood Road

24 July 2008

1. ***Waste Management Strategy***

The majority of waste materials from a wholesaler are cardboard packaging. The goods generally arrive in boxes from the main supplier via road transport. The boxes are unpacked and then split open to lay them flat.

Customer orders that are to be delivered are then repackaged reusing the boxes and parcel tape. There is a very high percentage of re-use for the cardboard boxes, this practice is cost effective both in terms of not having to buy new packing materials or pay for its removal.

Surplus or damaged cardboard is collected daily by companies who operate throughout the area and collect from every wholesaler. Payment is a nominal sum to cover the cost of the loading of the van. The cardboard is then taken for recycling.

The Cheetham Hill area is primarily cash & carries units. This recycling operation is very effective as the amount of cardboard alone is considerable.

Other waste materials consist of office and kitchen litterbins. The amount generated is nominal and is stored in bin bags for weekly collection by the above companies.

Council waste collection services are not required.

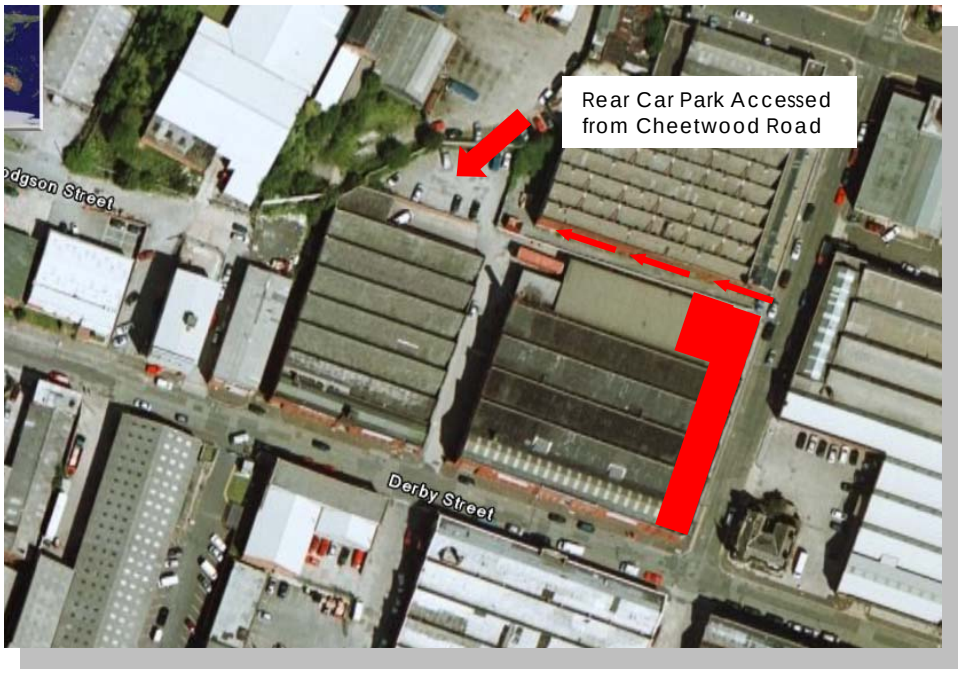
2. ***Design & Access Statement***

The existing premises have traded for a considerable number of years as wholesale cash & carry premises. The building is too large for the present use and considering the re-generation of this area there is a demand for smaller individual units which offer wholesale goods from re-furbished modern units. It is proposed to sub-divide the Cheetwood Road elevation into 6 self-contained units, whilst leaving the majority of the main building intact and virtually unaffected by the works.

The access arrangements will be upgraded to allow level access from Cheetwood Road to each unit. Each unit will have a new raised internal platform to accommodate the difference in level between the pavement and the existing floor. This ranges from approximately 1350mm within Unit 6 to 1000mm within Unit 1. Steps down will be constructed with max 170mm risers and 285mm treads with an accessible chair lift offering access to the lower levels. An accessible toilet will be located at the higher level with minimum internal dimensions of 2300mm x 2000mm with full Doc M bathroom fittings.

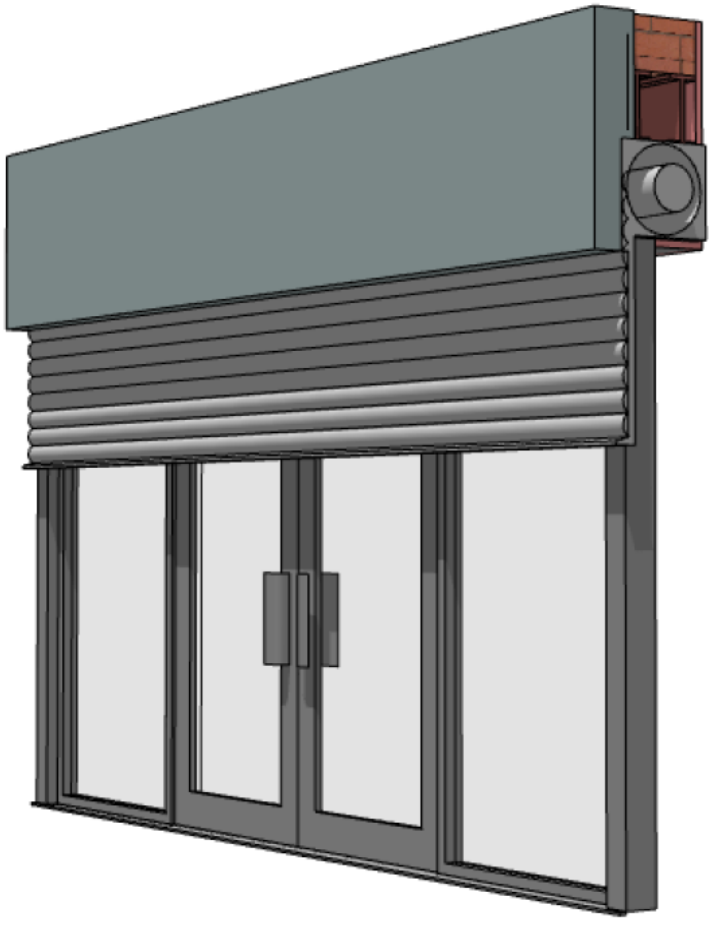
There is no restriction on parking to Cheetwood Road along the full length of the units and considering the limited number of customers at any one time, this parking provision will be more than adequate. The units will have direct access to the existing large car park to the rear of Gordons where the staff parking and long stay customers can park.

The relatively small internal area of the units will make deliveries direct from Cheetwood Road practical. The majority of deliveries will be made by 7.5 ton Luton curtainsider vans, making weekly deliveries to keep the stock levels maintained. Drop taillift facilities will allow direct unloading through double doors direct into each unit.



Arial plan showing proposed units shaded red with rear car park and service road indicated by arrows.

The Cheetwood Road elevation will have 6 new shop fronts in dark grey powder coated aluminium with matching electric security shutters with perforated slats. The roller mechanism will be concealed within the wall thickness and covered by the proposed signage. The sign boxes will be of uPVC and aluminium approximately 4000mm wide x 750mm high located over each shop front.



Typical shop front showing concealed roller shutter and signage to Cheetwood Road

Consultant: F.W. Whelan (Structural Engineer) I.Eng. A.M.I. Struct.E., A.M.I.C.E.

Mash Properties UK Ltd. Registered in England & Wales No. 6120009
VAT No. 917 9176 88

LABC New Home Warranty