18-20 FOUNTAIN STREET, MANCHESTER

Bruntwood Estates Beta Portfolio Ltd

GROUND FLOOR
RE-CLADDING WORKS

TRAFFIC IMPACT STATEMENT

April 2008

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1.0 Introduction

This statement has been prepared to provide additional information in support of the Planning Application for the ground floor re-cladding of 18-20 Fountain Street, Manchester, presently unoccupied but used as offices on the upper two floors with two retail units on the ground floor, and should be read in conjunction with the submitted drawings and Design and Access Statement.

2.0 Parking

The proposals are for the re-cladding of the ground floor of 18-20 Fountain Street. The existing building has no on site parking facilities and this arrangement is unaffected by the proposals.

3.0 Service Access

Existing vehicular access is available from Marble Street, Fountain Street or Phoenix Street, with Phoenix Street being essentially a service road. The retail unit on the corner of Fountain Street and Phoenix Street has access to the service yard behind the adjacent Lowry House and this arrangement is to be maintained. The proposals have no affect on the existing service access or emergency vehicle access to the building.

4.0 Alternative Transport

18-20 Fountain Street, being in a central location within the city centre, is ideally placed to allow its users to take advantage of alternative means of transport. All public forms of transport, Metrolink, rail, bus and taxi, are easily reached on foot, as can be expected for a city centre location. The building can thus offer its users realistic alternatives to the car, as travel by public transport is a viable alternative.

5.0 Conclusion

Car/vehicle usage under the proposals for the building will have no impact on the immediate surroundings, as all the existing arrangements are to be maintained. The building's location within the city centre has the advantage of easy access to a wide choice of nearby established public transport facilities. Users of the building will thus be encouraged to use these facilities, thus reducing the need to travel by car.

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28-04-08