DESIGN & ACCESS STATEMENT

1122 – 1136 Stockport Road, Levenshulme, Manchester

APPLICATION

The application site is located at 1122 – 1136 Stockport Road. The plot is approx 0.126Ha and currently accommodates a Car Wash facility.

EXISTING PROPERTY

The existing property is a single storey painted rendered building with a flat roof and cladded façade at high level.
The property currently operates as a Car Wash (and will continue to do so). Internally the building comprises of a customers waiting area, reception, office, kitchen/mess facilities and toilets.
There are further storage areas.
Externally, there is parking and areas for which the Car Wash operates.

PROPOSAL

The proposal is basically an extension to the current building and matches all the present elements of rendered walls, cladding and overall heights and massing.
Internally the extension will comprise of a waiting area and reception, toilet and access to the MOT garage, which incorporates one of the existing storage areas. (It is understood the premises as previously operated as an MOT Garage, and therefore can still do so).
Externally, there will be 4no. separate customer car parking spaces.

SCALE

The building will have significant visual impact to the current street scene, as the extension matches the current buildings façade in material elements, heights and overall massing. The existing building is also set back considerably from the adjacent properties building line.

APPEARANCE

The design is in effect a single storey extension, which features a flat roof with a cladded fascia, and rendered walls to match the existing building.

ACCESS

The site is accessed from Stockport Road, and as a separate Entrance and Exit to the site.

REFUSE & MAINTENCE

The cleaning of windows is at ground floor level.

Refuse is to be collected as existing means. A designated bin store is proposed and indicated on the site plan. Recycling will be promoted for both staff and customers on site by provision of segregated waste collection in accordance with the local authority current procedures where applicable.

DESIGN FOR ACCESS 2

Every effort as been made to comply with Manchester City Councils Design for Access 2 policy document.

CAR PARKING –
There is one dedicated disabled car parking bay located adjacent to the MOT reception area.

ACCESS –
There is a level threshold into the MOT premises achieved by grading the external ground levels. The door will provide min 1000mm clear opening into the building.

BUILDING –
Within the building there is a reception area and a compliant disabled toilet.