DESIGN AND ACCESS STATEMENT
for
PROPOSED EXTERNAL ATM PROVISION TO POST OFFICE
for
THE POST OFFICE revision A

Executive Summary

This Planning Application is for the installation of a wall mounted external ATM (cash point) in the existing shopfront elevation of a Post Office/sorting office unit. The building is not listed, it is not in a conservation area and is of little architectural merit. The purpose of providing the ATM is to enhance the services already provided to the local community by the Post Office.

This document has been written in cognisance of Paragraphs 62 & 77 of Circular 0106 DCLG Guidance on Changes to the Development Control System and follows Local Government Templates.

1.0 - Type of Application

The Planning Application which this document is to accompany is a Full Planning Application.

2.0 - Location of Proposed Development

The development which is this statement & accompanying application refers to is at the following address:

Stockport Road Post Office, 117 Stockport Road, Manchester, M12 6SB

3.0 - Description of Proposed Development

The proposed development comprises the introduction of an additional external ATM (cash machine) into the main frontage of the existing Main Post Office on Stockport Road. The ATM is a 'standard unit' (provided by the Bank of Ireland and used in a wide number of locations across the UK) which will be built into the external brickfaced wall (remainder of patent type glazing remains), leaving adjacent structures/ finishes untouched. This will be the only visible change to the external appearance of the building. The ATM will be installed in a location & height accessible to the disabled.

4.0 - Date of Preparation

This Design & Access Statement is dated 6th May 2008, but revised 27th May 2008 (revision A). Any revision to this document will be recorded & scheduled at the end of this document if it is reissued.

5.0 - Date of Amendments

Any revisions to this documents are to be recorded at the end of this document and are to include the following:
Amendment letter.
Date of amendment.
Detailed description of the amendment.

6.0 - Applicant

This statement refers to details submitted on behalf of the applicant- The Post Office are owners of the building.

7.0 - Agent

The agent working on behalf of the applicant is:

Vaughan Monckton Architecture,
6 Blenheim Terrace,
Woodhouse Lane,
Leeds, LS2 9HZ

Tel: 01132 452636.
Fax: 01132 429929
E-mail: drcm@vaumon.co.uk

8.0 - Assessing the Context of the Site

Assessment - the site is a large detached Post Office, mainly surrounded by a residential area, the proposed ATM will add to the facilities already available to the local and broader community enhancing the quality of services on offer. The ATM is to be located on the front elevation of the building, but separate from, the main public entance and is considered wholly to be in context with its surroundings with the precedent of similar installations all around the local area and further afield.The ATM will be installed in a location & height accessible to the disabled.

Experience of previous similar proposed ATM applications (in other areas) has been applied to the proposals shown.

9.0 - Design Principles & Concepts applied to the Proposals

The building is of little architectural significance, it is not listed and the site is not in a conservation area. The standard ATM unit to be used here is an acceptable modern design suitable for its purpose, specifically intended to be built into walls or windows such as the one on this site and has proved to be acceptable to Planning Departments across the United Kingdom

Evaluation – the applicant has undertaken their own research to establish the local need for the proposed ATM and found that such a need exists.

Design – due to the limited nature of the proposed works it is felt that the proposed introduction of an ATM into the existing retail facade will not be detrimental in any way to the existing arrangement The majority of the elevation will remain undisturbed as at present. The design of the ATM frontage is a 'standard' unit, which incorporates durable materials/ finishes and integral light unit.

Siting - the location shown for the ATM is the optimum determined for the site, taking into account the internal arrangements within the building. The ATM will be installed in a location & height accessible to the disabled– centre button of keypad to be between 850mm & 950mm (precise height subject to ground conditions).

Landscaping – not relevant to this Application, the area immediately adjacent to the site of the ATM is tarmac surfaced for ease of use and access and will remain so.

Access - to the proposed ATM will be directly off a wide tarmac surfaced frontage, which is level and easily accessible for all prospective users. There is a nominal ramped entrance to the building which is to remain See above for height requirement.

10.0 - Philosophy & Approach to creating an Accessible Development

The intention is that the proposed ATM will be located in a position that is accessible to all potential customers, without any know restrictions. The ATM will be installed in a location & height accessible to the disabled– centre button of keypad to be between 850mm & 950mm (precise height subject to ground conditions).

11.0 - Key access issues of the design including the nature & impact of any constraints

These are that the proposed ATM is to be sited both in an accessible position and at an accessible height both of which have been addressed. See 10.0 above, which also stipulates height requirements.

Ref: PO/Stockport Rd/Design+Access/6may08
Revisions: A- 27.05.08. Reference to disabled access & height requirements for ATM added.

