DESIGN AND ACCESS STATEMENT

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REF: - PROPOSED SUB-DIVISION OF EXISTING WHOLESALE WAREHOUSE UNIT INTO 4 SMALLER WHOLESALE WAREHOUSE UNITS, 130 BROUGHTON ST. MANCHESTER.

Description of Development

Proposed sub-division of existing large wholesale warehouse unit into 4 smaller wholesale warehouse units and introduction of large display windows.

Assessment

As the above heading describes to sub-divide the existing large double storey warehouse unit into 4 smaller units. The existing building is a brick built warehouse building with a profiled steel-decking roof, located near to the junction of Broughton Street and Waterloo Road. The area in which number 130 Broughton Street is located in is mainly a commercial and industrial area. The building is a two-storey structure with a ground and first floor level.

It was used as part manufacturing and part whole warehouse, i.e. the ground floor level was used as warehouse and storage area and the first floor level was were the manufacturing was carried out.

There is a large car parking area available at the rear and the side allowing between 16 to 18 cars to be parked. Loading and unloading can be carried either at the rear or at the side due to the large roller shutter openings at both the rear and the side.

As mentioned above the two storey brick built building is located in a mainly industrial and commercial area. Due to the economic conditions the owner wishes to sub-divide the large wholesale warehouse/storage building into 4 smaller units retaining one for his own requirements. This would allow smaller businesses to rent the premises, which meets for their requirements.

Design

The only major structural design work to the main building is to sub-divide the two floor levels into 4

units each with their own staircase access to the first floor level. New structural roller shutter openings will be formed at the rear for all 4 units for loading and unloading purposes. The car parking spaces will be allocated equally to each unit. The front elevation will also have large display windows with similar aligned display windows openings at first floor level. These openings are being formed for display purposes of merchandise to be stored inside the building.

New roller shutters will be installed internally to both the ground and first floor level display window openings for security and safety reasons. The colour to be agreed upon at a later date but prior to a final decision being made on the original planning application.

Scale

The major changes being implemented to the exterior of the building are the large display window openings being created for display purposes. The sub-division of the main building into 4 smaller units will be carried out by constructing party walls at equal distances for three of the units with the first unit being slightly larger then the other three. All four individual units will incorporate various facilities such as unisex disabled persons w.c.'s, a kitchen area for staff etc.

Landscaping

There already exist a landscaped area immediately to the front of the building.

Appearance

It is envisaged that the large display window openings facing the main road will enhance the area and bring a much-required beneficial appearance to the building. As mentioned above the large openings being created are for display and advertising of wholesale goods.

Use

The existing building has been used as a wholesale warehouse and it is the intention of the owner to continue with the same usage.

Access

Access for staff and visitors will be off Broughton Street and loading and unloading from larger vehicles can be carried out at the rear. The access to the rear for larger vehicles will also be off Broughton Street, as they already exists a wide enough gate opening at the front for larger vehicles to enter and exit. Access for staff and trades persons will be available via the front door opening incorporated into the large display window openings. Were necessary access ramps will be installed for wheelchair bound staff and customers as shown on the drawing 2450/03.

Access for disabled persons to the first floor level will be limited and therefore members of staff with varying types of disabilities will be required to work at ground floor level. Customers wishing to access or view merchandise on the first floor level will be helped by the staff i.e. merchandise will brought to them to visually inspect the merchandise prior to purchasing.

Design Standards and Guidance Followed:
Approved Document M (2004)
BS8300 (2001).

Involvement

Pre-application enquiries were made but due to the need to speed up the process the applicant decided to submit the full planning application.

Evaluation

No other external major external alterations are to take place apart from the sub-division of the larger unit and the proposed large display window openings at ground and first floor level.

Philosophy and Approach:

The aim is to provide easy access to the interior of the building for staff and trade customers regardless of their age or disability in a comfortable and convenient way possible. Also due to the nature of the business a specific area will be allocated for trade persons as a waiting area and will not be allowed to access other parts of the building unless authorised by management. Access for staff and customers who are wheel chair bound will be limited to ground floor level. Due to the difference in levels ramps will be installed to allow wheel chair bound staff and customers to access the building in a comfortable and convenient way possible.