March 2014

DESIGN ACCESS STATEMENT

FOR

PROPOSED DEMOLITION, RE-CLADDING
AND CHANGE OF USE TO CAR PARK
AT
SOUTH STREET & ASHTON OLD ROAD
MANCHESTER

1.0 Site Location

The site is currently split into two sites, the land and light industrial building is 122-134 South Street Openshaw and the adjacent DIY Store is 839-847 Ashton Old Road Openshaw, which are attached and are approximately 2.5miles east of Manchester City Centre

2.0 Use

The Premises an Ashton Old Road are owned by Al-Murad the sister company to Al-Hafez Ltd who sell to the general public, floor and wall tiles, wallpaper and decorating equipment. The premises on South Street comprise of a semi-derelict Light Industrial Building and vacant land, which is understood to have been a Car Park and Al-Hafez Ltd have entered into a long term lease with Manchester City Council.

3.0 Amount of Development

It is proposed to demolish the existing two storey Light Industrial Building which is of brick construction complete with a slated pitched roof and re-clad the existing newly exposed wall and adjacent external wall of the DIY Store with plastisol coated profiled steel wall cladding in goosewing grey to match the existing façade on South Street.

The ground floor slab to the demolished building will be retained and made good as necessary linking it to the existing bitmac area creating a new car park.

A new 1850mm high timber fence will be erected within the site linking to the existing timber fence. The existing concrete panel fence on South Street will be extended with a new metal swing security gate fixed on the line of the existing vehicular access to the former building. The barrier will be closed at night to stop any unauthorised vehicles from entering the site.