Ref D01
Design and Access Statement
Mllstream Animal Centre Millstream Lane Clayton Bridge
M8 8HF
Design,
Refurbishment of an existing facility to improve the facility using an existing building with new wash area and waste compound with disabled access and ne w disabiled toilet
There is sufficient off street adjacent parking on site within the large and entrance road yard area , this is rural location so there is some public transport and taxis available nearby.

The installation of disabled toilet to the Ground floor.
The design was conceived with the inclusion of disabled people to the Ground floor .
There will be a ramp /level access to the Public with stepped access only to a small first floor office area the Second floor as existing configuration refer to design for access (as the existing configurations). With a minimum 900mm door way .to the ground floor
Internal and external building works only. Disabled toilet and new wash area waste compound with refurbishment of existing ferret area .
.
The design will not affect the highways we are using the existing site area using existing arrangements
The external layout will be increase the areas as shown on the attached drawings
There will be external size changes. Adjacent site bin store area and existing cycle storage.
All the external finishes will stay the same, red face brick work, block walls with corrugated roof sheeting panels with aluminum and UPVC double glazed windows and access door
Amount The development is contained within the existing curtleadge.
Layout
There a step access for ambient disabled access to first floor. Ramp to the ground floor.
There will be no visible changes to the to the external of the property. The buildings are located within the complex
Appearance all existing finishes will match existing
Access The property is located on the main mixed commercial development on the road through Clayton bridge towards Failsworth .
There are commercial units each side and nearby and the streets opposite,
.There is a bus stop within 250metre.
There will be an enclosed storage bin area to the open yard area to the rear middle of the complex which can be accommodated within the whole development. And will include for any recycling as required there is a side separate access to the rear of the property via a Road
There is adequate also some additional on street parking nearby the front entrance close by the development for parking as required .
.To are read in conjunction with the drawings

M L,01, ,01,02,03,

Planning and Local residence Involvement.
.None to planning at this stage but all existing neighbors have been told These alteration works comply with Design for Access 2(for work within existing properties) all these requirements.