Knight Frank

Design and Access Statement

Planning Application for an Additional Ground Floor Entrance at

Boulton House, 17-21 Chorlton Street, Manchester, M1 3HY

Prepared on behalf of Regional Properties Ltd

Contact details

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Introduction

1.1 In accordance with Section 3 of Circular 01/2006, this Design and Access Statement has been produced to accompany planning application for an additional ground floor entrance at Boulton House, 17-21 Chorlton Street, Manchester, M1 3HY.

Design

Amount

1.2 The application is for creation of an additional entrance to Boulton House, from the pedestrian footpath on Chorlton Street, to exclusively serve the ground floor of the property. The entrance will comprise double doors and a single window. There is no additional increase in the floor area.

Use

1.3 The additional entrance will serve the ground floor of the property and is necessary for the specific requirements of a new tenant.

Layout

1.4 The works will comprise the removal of the existing large full height glazed window, together with the dwarf brickwork wall between the window and floor slab.

1.5 The stepped access is to remain as existing. It should be made clear that this does not protrude out onto the public footpath.

1.6 The double entrance doors will be formed from extruded aluminium and will match all existing windows and doors.

1.7 A new single window, also formed from extruded aluminium will be installed to fill that gap adjacent to the new double entrance doors.

1.8 All new fenestration will be fitted with double glazing.

1.9 No further alterations will be required to the exterior of the building, as a canopy already exists to the area above where the new door shall be installed.

Scale

1.10 The double entrance doors will measure 2,605mm high by 1,750mm wide. The window will measure 2,605mm high by 2,040mm wide. The total width of the double entrance doors and the window will be 3,790mm.

Landscaping

1.11 Given the nature of the proposal, no soft or hard landscaping are proposed.

Appearance

1.12 The entrance will be formed from extruded aluminium and all new fenestration will be fitted with double glazing to match all the existing windows and doors.

Access

1.13 The new entrance will provide access to the ground floor of Boulton House from the pedestrian footpath on Chorlton Street.