DESIGN AND ACCESS STATEMENT

Proposed 2no New M.O.T. Garage and car Repair Units
at Linnett Street, Longsight, Manchester M12 4EZ
For Tariq Properties Ltd

GENERAL

Site History and Background

The site of approximately 900 sq m is an empty site that has been vacant for approximately 3 years
There is no known planning history

Environs

The site is located on the redesigned Linnett Street to the east of Stockport Road adjacent to the Kirkmanshulme Lane junction next to the recently opened Health Centre and the Industrial units to the north and east

Security by Design

The site is secure to all sides with retained security fencing and tall boundary walls and buildings

Disabled Access

Full access for the disabled has been designed into the scheme to both units to comply with DFA2 requirements that include the formation of level access thresholds, 1m wide doors. Internally a new fully fitted disabled toilet facilities

Car Parking

There is a 3no car park designed to one unit and a 4n0 car park designed to the other unit

Landscaping

There are no areas available for formal landscaping on the site that is presently surfaced in concrete

The Scheme and Proposal

The scheme and proposal is to develop this part of the tired looking site using modern insulated materials carefully designed to use the majority of the area of this awkwardly shaped site for development with open areas to the front.and was purposely positioned further away from the Health Centre

Conclusion

We are of the opinion that these proposals will enhance the property and the surrounding environment to the benefit of all parties concerned