Design & Access Statement
Single storey side extension to existing warehouse to create a new warehoues unit @50 Broughton Street, Manchester, M8 8NN

Introduction
This statement has been prepared to support a planning application for the single storey side extension to existing wholesale ware house to create a new wholesale warehouse unit. The Broughton street is famous wholesale business area for clothing. The proposal is to erect single storey lean to extension to existing warehouse to create a new small wholesale warehouse unit. A container is placed since long time and this space never used for parking. The place has become fly tipping, people passing by throw rubbish there and also rubbish is dumped some time in night.

Sitting & form
The extension is infill between two units lean to, ridge and eves are lower than existing buildings.

Appearance / design
The extension will be built using matching bricks, aluminium framed shop front , top part will be box profile cladding. The extension is modest look good in street scene.

Refuse
There will not be much waste produced by business small bin will be stored in store room.

Parking
It is not possible to provide additional car parking. There is on street car parking spaces. The business will be wholesale which will not impact on existing parking. There is plenty of on street parking with no parking restriction. We believe parking will not be a problem.

Pre Application Advice
The scheme was consulted with planning officer, emailed site plan and also discussed over phone. The concern was raised for parking which was assured parking will not be a problem as the area is wholesale and unit will be wholesale and also there is no parking with other neighbouring units. So it was agreed to submit planning application.

Summary
We believe that the application should be approved on the grounds that the proposed scheme will improve the building; as the space has become fly tipping and eyesore, the new unit will not impact adversely on area or street scene but improve the look. Allowing new unit will be best use of the space, there will be a new business opportunity. We trust the proposed use would not have an adverse impact on neighbours or on the character of the area. It will improve the environment from a security point of view and will create job opportunities in vicinity and revenue for city council in form of business rates particularly in the time of economic down turn. The site is large enough to cope with this type of development with no compromise on amenity space.