STOREBOX

7 WILLIAM STREET, ARDWICK, MANCHESTER M12 5FX

DESIGN AND ACCESS STATEMENT

JULY 2025

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openstudio architects
architecture furniture landscape
50 Great Portland Street
London
W1W 7ND
tel: 020 7580 5885
www.openstudioarchitects.com
info@openstudioarchtiects.com

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1.0 INTRODUCTION

Openstudio Architects have prepared this Planning, Design and Access Statement on behalf of Storebox Self Storage Limited, in support of a retrospective planning application for a container yard at 7 William Street, Ardwick, Manchester M12 5FX ('The Site').

Storebox operate self storage container sites all over the country using the latest automated technology to give business and residential customers the most straightforward and efficient experience. The company's mission is to enable people to save time, money and memories by offering simple, secure, flexible storage solutions and contracts.

This Design and Access Statement is submitted to support the following proposal:

- Use of existing yard site for outdoor container-based storage under Use Class B8

Please read in conjunction with all supporting documents prepared for this application.

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1 Storebox container in use
2 Container: internal view

2.0 EXISTING SITE

The application site is located at 7 William Street, Ardwick, Manchester M12 5FX in a predominantly commercial/ industrial area on the outskirts of Manchester City Centre, outside the Manchester inner ring road around 800m from Manchester Piccadilly train station.

It comprises a plot of commercial land adjacent to the junction between the A635 Fairfield Street dual carriageway (to the north) and the A635 Mancunian Way dual carriageway (to the west). It is accessed off William Street via a cantilever sliding gate to the south west of the site.

Across William Street (to the south) is a car mechanic garage and parking lots. To the east lies a vehicle repair garage, and beyond both Fairfield Street and Mancunian Way are further commercial/ industrial uses and buildings.

There are no residential properties within proximity of the site.

Given the context of the surrounding highway environment and extensive commercial/ industrial built form throughout the immediate and wider area the proposal does not appear incongruous or out of character and successfully integrates with the character and appearance of the area. As demonstrated by the elevation drawings, the single stacked containers follow the slope of the site and are no taller then the fence line.

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1 Aerial view of site
2 Aerial photo from North West
3 Aerial photo from South
4 Aerial photo from South West

3.0 PROPOSAL

The proposal makes efficient use of the site, with effective utilisation of the land for outdoor container storage.

The containers are placed in rows with the internal roads set wide enough to allow the temporary parking of cars or vans for the loading and unloading of goods.

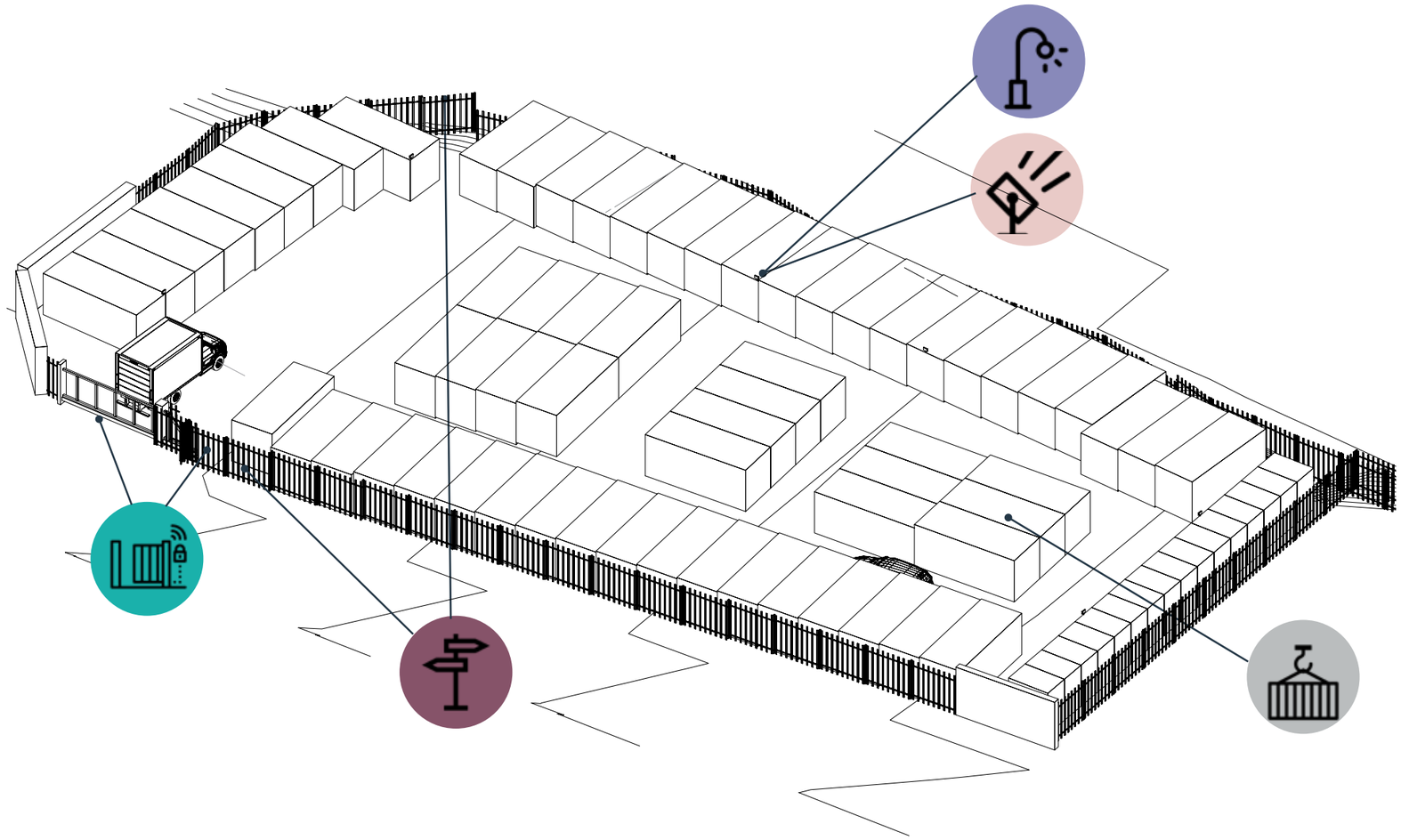
The vehicular access is off William Street via a cantilever sliding gate. Palisade fencing encloses the site with wayfinding locatable at the entrance.

The ground surface is permeable with drainage under the containers, as they are raised to allow for this. There is a small concrete area at the entrance.

The site is equipped with lighting and security cameras mounted on the containers.

The storage containers are approximately 2.4 x 6m and provide 13.9 m2 of internal storage each. Four of the containers (along the eastern edge) are subdivided into 4 smaller units of 3.4 m2 each. The total storage area provided is (65 x 13.9m2) + (16 x 3.4m2) = approx 958 m2.

Each storage container comes with ventilators fitted in each side to ensure against any risk of condensation. Doors, sides and roofs are made of rust-resistant steel to ensure maximum in-service life and a low maintenance costs. Floors are treated with marine ply. Locking bars, made of galvanized steel with lockable handles are fitted, plus lock boxes to protect the locking mechanism for added security.



1 Isometric view of site showing elements

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2 & 3 Interior views of proposed site

Element 1: Entry and perimeter

Element 2: Containers

Element 3: Lighting and security

Element 4: Signage

4.0 LIST OF ARCHITECTURAL DRAWINGS

EXISTING AND PROPOSED DRAWINGS

ARD_PE-00: SITE LOCATION PLAN

ARD_PE-01: EXISTING SITE PLAN

ARD_PE-02: EXISTING PLAN

ARD_PE-03: EXISTING WEST + SOUTH ELEVATIONS

ARD_PE-04: EXISTING SHORT + LONG SECTIONS

ARD_PP-02: PROPOSED PLAN

ARD_PP-03: PROPOSED WEST + SOUTH ELEVATIONS

ARD_PP-04: PROPOSED SHORT + LONG SECTIONS

ARD_PP-05: PROPOSED ISOMETRIC VIEW