

JH.A

SITE PLAN & STORAGE

21 MANOR STREET
MANCHESTER
M12 6HE

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SITE PLAN

Enclosure for Waste and Recycling:

To ensure functional ease of use and aesthetic sensitivity, a timber enclosure measuring approximately 1.3 meters in height has been thoughtfully situated within the front landscaped area of the site. Its placement has been carefully considered to optimize accessibility and convenience for users, ensuring that waste disposal is straightforward and unobtrusive. The enclosure is designed to accommodate a 1100-liter general waste bin, providing ample capacity to manage waste effectively. Additionally, the enclosure will serve a dual purpose by prominently displaying the building's address sign, thereby enhancing visibility and aiding visitors or service providers in locating the property easily. As well as the front discreet enclosure for a large bin, there is accessible additional surplus space that can be allocated for various purposes, including the provision of recycling facilities. This flexible area allows for the installation of recycling bins, supporting environmental sustainability initiatives.

Car Parking Arrangements:

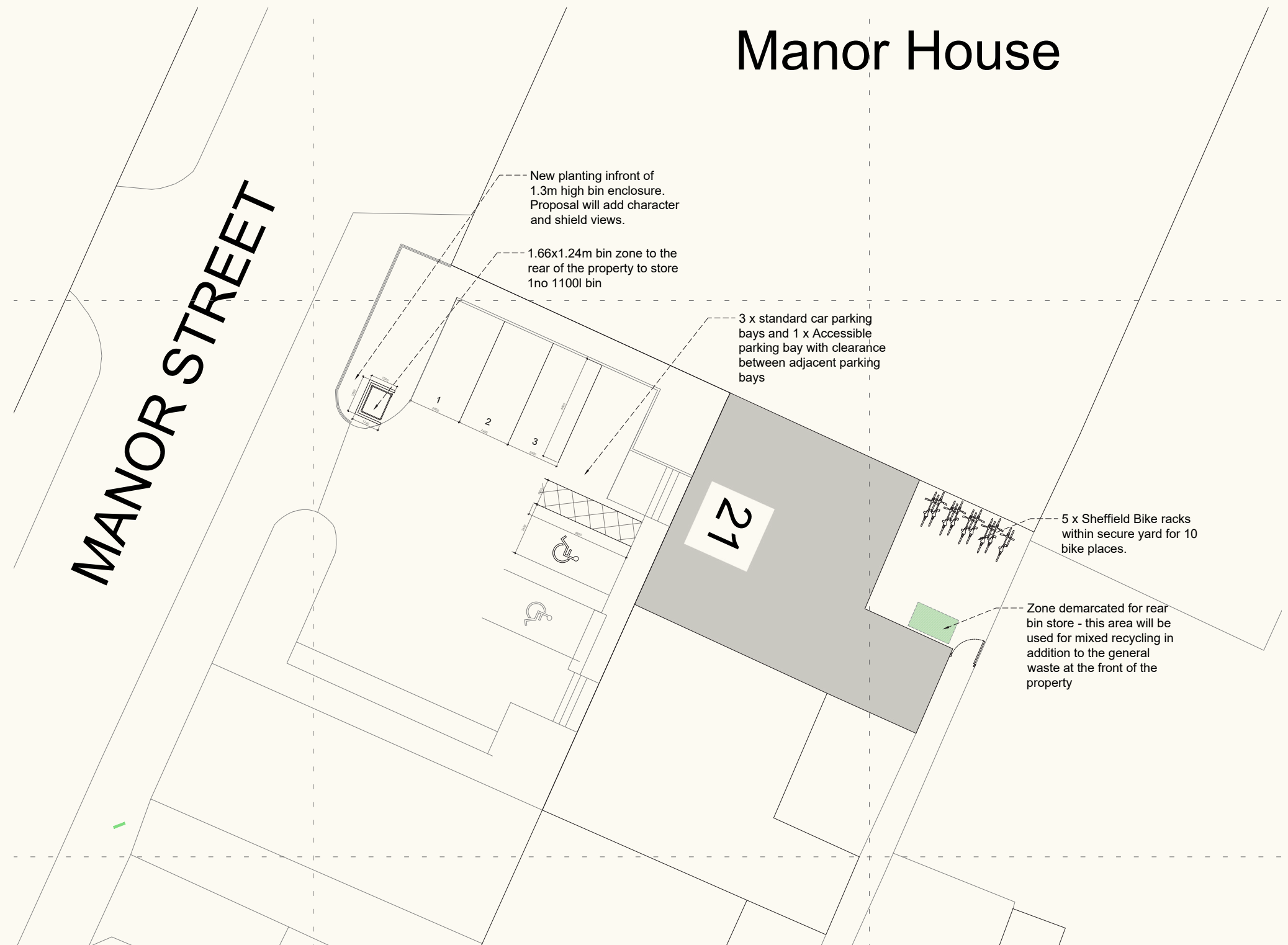
The designated car parking bays are clearly demarcated on the site plan, with precise dimensions specified to facilitate proper layout and efficient use of space. These bays have been carefully adjusted and optimized to promote safe and smooth vehicle movement across the site. It has been confirmed that the parking configuration includes three standard parking bays suitable for regular vehicles, along with one designated accessible bay to accommodate users with mobility needs. The arrangement ensures that all parking bays are positioned to allow for ease of ingress and egress, minimizing congestion and supporting safe circulation within the site.

EV Charging

As part of the proposal, we propose to just put the infrastructure in for now via a duct to the closest parking space for future installation of an EV charger if the tenant wants to use one.

Cycle Storage:

In line with sustainable transport initiatives and as originally planned, cycle storage facilities are located in the rear yard area. This location provides a secure environment for bicycles and is accessed via a lockable gate at the rear for residents access, ensuring the safety of stored bikes. The cycle storage comprises five Sheffield-style bike racks, each capable of securing two bikes, thus providing a total capacity of ten bicycles. This setup encourages cycling as a sustainable mode of transportation for residents and visitors.



PRESERVING THE EXTERIOR

Enclosure for Waste and Recycling:

To ensure functional ease of use and aesthetic sensitivity, a timber enclosure measuring approximately 1.3 meters in height has been thoughtfully situated within the front landscaped area of the site. The enclosure will be sited away from the buildings front as proposed earlier in the planning process. This separate enclosure is designed as a minimal and high quality addition to the proposal, hiding the bin, and creating a distinction between the public foot-path and front car park. New planting in front of the bin enclosure will ensure that the already subtle enclosure, is blended into the landscaping works.

Before and after images on the right show that the new proposal will not detract from the public view of the property, but also the proposal in general seeks to improve the overall appeal and quality of the listed building.

