

Design & Access Statement
(96)001 PL0

For

8 Dolphin Street
Manchester
M12 6BG

(15.10.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr M. Zahid to produce this report, which aims to provide information on the existing site and the development works to the site at 8 Dolphin Street, Ardwick, Manchester, M12 6BG.

The property sits within an established industrial estate where there are a large number of workshops and warehouse units in the area. There is a large sports centre on the opposite side to Dalberg Street with astroturf football pitches.

The site is in close proximity to Manchester City Centre.

There is no off street parking available within the site.

There is no service access to the rear as the rear backs onto other warehouses/workshops so access is only available from the front of the property. All servicing takes place to the front of the site as the arrangement for most of the units within the estate.

3. Proposal

The application relates to a planning application for an existing building which was used for storage and distribution. This would be considered to be use class B8. The proposal looks to retain the B8 use class but to subdivide the existing building to create 2no. additional smaller units within the space. Therefore, there will be a total of 4no. storage and distribution units.

There are a total of 4no. openings to the front elevation all of which serve one complete unit currently. The proposal would utilise one number opening for unit 8A which would consist of all the rear section of the building including some of the upper floors. The remaining 3no. openings to the front would serve 2no. new units.

There is an existing basement to the front of the building which would backfilled. The floor level is considerably higher west of the building which would all be lowered so there is level access from the street frontage.

A fourth unit is created to the first floor at the front of the building which has proposed new independent front door access west of the site.

There are no extensions proposed to the building.

The overall site area is approximately 0.0813 hectares (813m2).
The existing GIA of property is 16447sq.ft (1528m2).
The proposed GIA of unit 8A is 9515sq.ft (884m2).
The proposed GIA of unit 8C is 1022sq.ft (95m2).
The proposed GIA of unit 8D is 882sq.ft (82m2).
The proposed GIA of unit 8E is 1410sq.ft (131m2).

Any service needs will be as current where any vehicles for delivery, etc would deliver to the front of each unit although the ground floor units can accommodate a vehicle for offloading any goods if necessary.

4. Hours of Operation

The opening hours are proposed as follows:

- 09.00-19.00 Monday to Sunday Inc Bank Holidays

5. Security Measures

CCTV will be already installed to manage any anti social behaviour inside and out of the premises. This will assist the local police for any crimes committed in and around the development site.

6. Bin Storage

As current, there are no dedicated bin stores for the bin stores as waste is generally kept within the building if any and disposed of via a waste management firm. Moving forward, the proposal will be retained although it is not expected there will be much waste as the units will be used for storage and distribution where all items stored will be distributed as received.

7. Conclusion

We would like the support of the local authority for this application as it would:

- Support an existing storage/distribution unit with improved facilities serving the business

- Create additional businesses within the area which are more affordable unit sizes
- Meet the demands of a successful storage/distribution units in the area
- Maximise the potential of the site for the future.