

MOJO

Design & Access Statement

Queens Road Bus Depot

1 . Project title and address

Queens Road Bus Depot,
Cheetham Hill,
Manchester,
M8 8UT

2 . Purpose of the DAS

This Design and Access statement has been written to accompany a Listed building consent application to Manchester City Council.

The application is to support the proposal which comprises internal refurbishment of an office, canteen, toilet and shower facilities and the addition of an accessible toilet and female WC and shower facilities within the Grade II listed Queen Road Bus depot in Manchester.

3 . Summary of the development area

The site area and area involved in the development are as follows:

Site Area: **15,920 m2**

Involved Area: **175 m2 (1% approx of the overall site)**

4 . Planning History

Application for repair and replacement of existing timber framed single glazed windows

First Manchester, Queens Road Depot Queens Road Cheetham Manchester
M8 8UT

Ref. No: 099349/FO/2012/N1 | Validated: Wed 16 May 2012 | Status: Decided

5 . Supporting Documentation submitted

This Design and Access Statement should be read in conjunction with the following documents which make up the listed building application;

24032-MOJO-01-00-DR-A-PL0003-P01-S4_Demolition Plan - Level 00

24032-MOJO-01-00-DR-A-PL0002-P01-S4_Proposed GA - Level 00

24032-MOJO-01-00-DR-A-PL0001-P01-S4_Existing GA - Level 00

24032-MOJO-01-00-DR-A-PL0001-P01-S4_Existing GA - Level 00 - With Photos

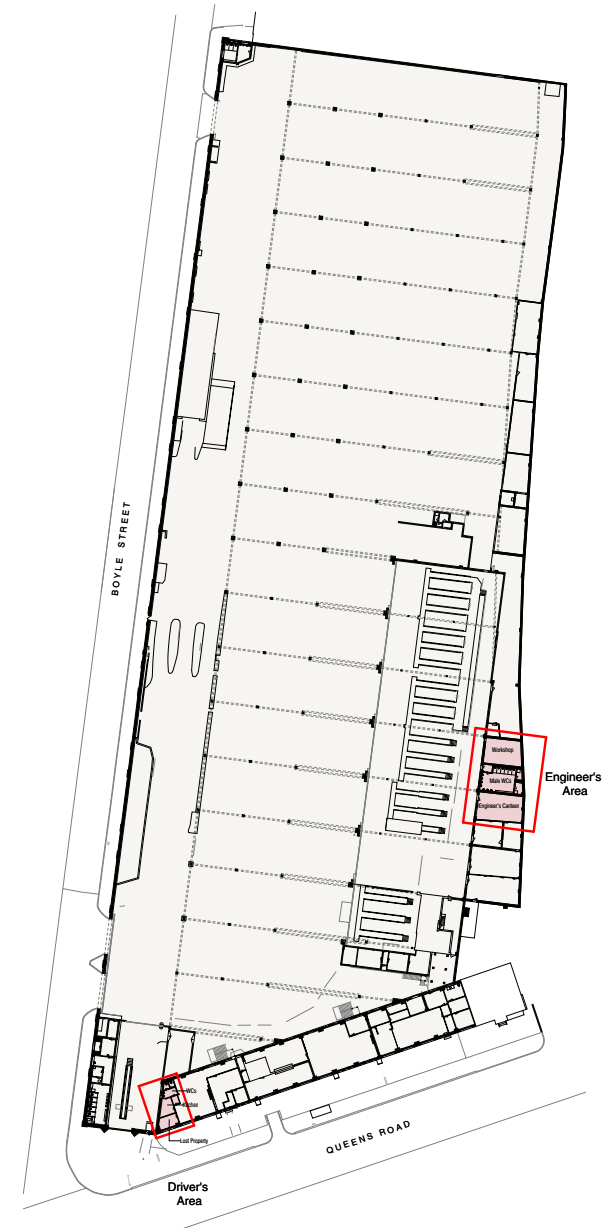
2024.12.06. Heritage Statement Queens Rd Bus Depot Mcr. SLHA. FINAL

6 .The Application Site info

The Application site is a bus depot in the heart of Cheetham Hill, Manchester.

Queens Road Bus Depot was designated as a Grade II listed building in 1988. Statutory listing means that a building of structure is identified as being of special architectural or historical interest at a national level and it is therefore protected though law and through the planning system.

The Site is not located in a Conservation Area.



7 . Project proposal

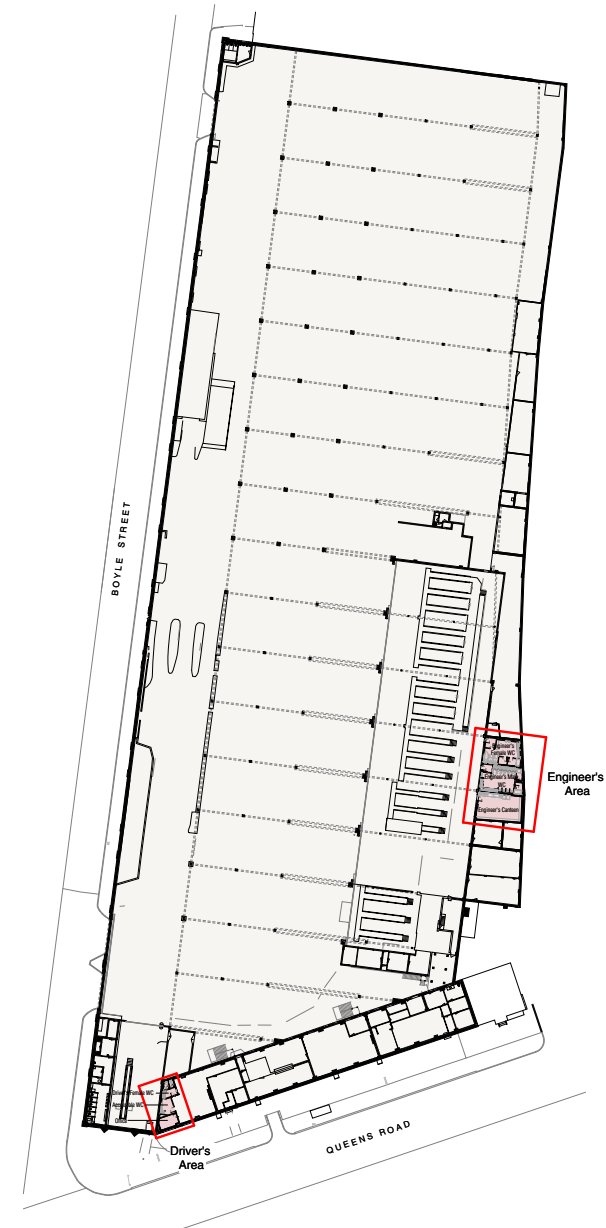
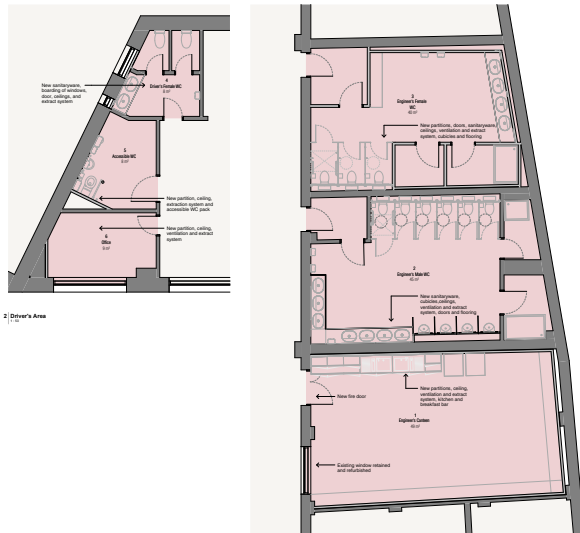
The bus depot is in need of internal refurbishments including an office, canteen, toilet and shower facilities and the addition of an accessible toilet and female WC and shower facilities.

As you can see from the plan adjacent, the internal works will have minimal impact to the structure and exterior of the building and zero impact on the surrounding area/environment.

The existing office is being used as a store area so its refurbishment is required for staff to use. Its location isn't being moved.

The toilet and shower facilities are total refurbishments given the outdated and hap-hazard nature of the current setup in the depot.

The new Female WC and shower facilities will replace a seldom used workshop, and is vital to help accommodate a more inclusive set of facilities for the workforce.



8 . Conclusion

The DAS role in the application, along with the accompanying documentation is to set out a summary of what is proposed. The key justification for the impact of the works being explained in detail within the Heritage statement submitted with this application.

The proposed works are minor in nature, and have zero impact to the surrounding area and facilities. In most cases the facilities are pure refurbishments to bring them up to modern standards and will significantly improve the work conditions of the staff.

In regards to the Female WC and Shower room, this new facility is required for the workforce moving forward.

We believe that these works will have minimal impact to the building and will not effect the heritage value of the depot.

We feel that the heritage statement also comes to the same conclusion.

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