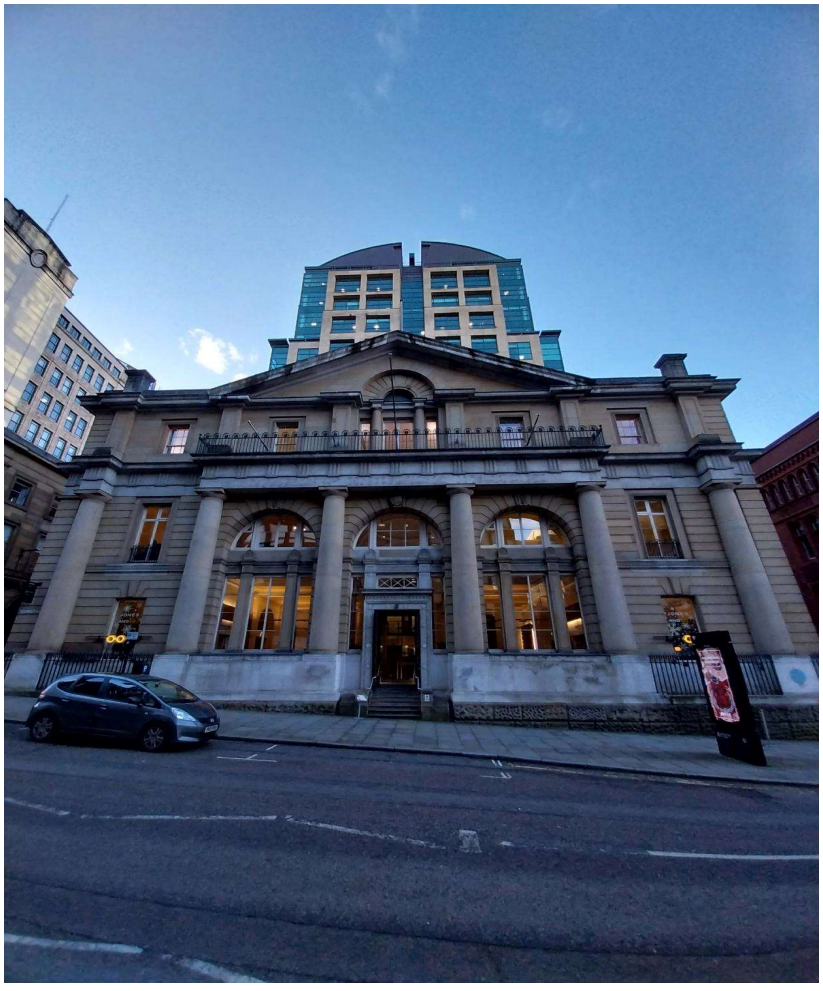
Design and Access Statement

For Safety Film Installation Works to 82 King Street, MANCHESTER, M2 4WQ

On behalf of
F&C Commercial Property Holdings Limited



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JIS/M240793

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1.0 Introduction

1.1 This Design and Access Statement has been prepared by Workman LLP on behalf of F&C Commercial Property Holdings Limited. It will be in support of an application for Planning Permission for the safety film installation works to 82 King Street, Manchester.

1.2 The proposed works comprise of installation AV4 mil Clear safety film to no.3 windows and the balcony doors on the Essex Street elevation. All safety film will be installed to ensure compliance with EN12600 Class 2B2, and the film being sourced from Alpha-Vision as it provides an optically clear appearance.

1.3 Reference should be made to the following supporting information, in conjunction with this statement:

- M240793 – Location Plan.
- M240793 Heritage Statement.

2.0 Site Description

2.1 The site is known as 82 King Street, Manchester, M2 4WQ, located in Manchester city centre.

2.2 The site comprised of a mixture of commercial office space to the upper floors, with retail on the ground floors and is in close proximity to public footpaths.

2.3 The building was constructed in 1840's with a recent refurbishment in 1995.

3.0 Project Brief

3.1 See point 1.2 above.

4.0 Design Proposal

4.1 The Scope of Works includes:

- The installation of AV4 mil Clear safety film on no.3 windows and balcony doors.

4.2 The proposed works are shown and fully detailed on the drawings & specification data sheet appended to the application.

5.0 Materials

5.1 The proposed materials for safety film installation specified are to sourced from Alpha-Vision and is clear in appearance.

6.0 Accessibility

6.1 Access to the site and individual units will remain as existing and unaffected by the safety film installation.

7.0 Flood Risk Assessment

7.1 We have undertaken a check of the Environment Agency's Flood Map which confirms that the site is located within a flood zone 1 therefore do not see that a Flood Risk Assessment is required.

7.2 The current access and evacuation strategies will remain unchanged by the proposals.