

Design and Access statement

Alteration to a commercial property (not Listed)

Reference: PP-12812290

Address: Resonance centre, old Hollinwood Workshop, Clayton Street,
Manchester, M11 4HA

Easting: 387981, Northing: 398523



Proposal:

Conversion of unused area in property from Hall and associated unused rooms to mixed office and clinical provision on the ground floor. The front of the building will still be occupied by the Landlord.

What features are existing:

This is a late Victorian property, constructed in red brick. Historically used as a church all and undergone numerous uses over the years. This property has a well-preserved front facade and roof, but has been considerably extended at the rear. The building was converted a small commercial unit and then a school in the late 20th Century.

Access

There are good transport links in around the area of this location: Metro tram link directly opposite as well as several bus routes. Some off-street parking will be provided for the Staff. CGL invest heavily into the cycle to work, and there will be a provision for upto 10 pedal cycles. The site is fairly level, and all the existing front entrances will be DDA accessible. This building was chosen to reduce the need of our local clients to commute to other CGL hubs.

Layout

Please see the attached plans externally the layout will not change other than installation of windows to the rear elevation where windows have been previously but blocked by pervious occupants. Internally stud partition dismountable walls as per the attached plans. Internal space will be shared with the Resonance centre, no changes will be made to their domain.

Scale and appearance

Little change is proposed to the external appearance. There are no proposed extensions. Some discreet signage is proposed to advertise the service. At the west elevation it is proposed to replace some non-original aluminium windows by timber casement windows to match the original style used in the remainder of the building. Install windows at the North rear elevation.

Landscaping

N/A

Kind Regards,

Andy Hills

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