



DESIGN & ACCESS STATEMENT

**BROMLEY YARD
ROCHDALE ROAD
MANCHESTER
COWORKING SPACE**

MAY
2023



Marrons

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared to support an application for:

“Application for 4326sqm. gross of co-working space (sui generis) in recycled shipping containers with central yard area, car parking and associated works.”

1.2 The application seeks permission to provide 285no. converted shipping containers that will give affordable workspaces to small-scale artisan crafts people and cottage industries.

2.0 THE SITE

2.1 The Site is located off Rochdale Road/Peary Street on the northern fringe of Manchester City Centre.

2.2 The Application Site measures 1.39ha in area.

2.3 It is bounded by Rochdale Road to the south east, Bromley Street to the north/north east and Peary Street to the south west.

2.4 A secure boundary (mesh security fencing) is provided to the entire perimeter of the site.

2.5 Access to the site is currently provided along Peary Street, via palisade gates. A footpath is provided along the entirety of the site perimeter.



Fig 1 - Site Aerial



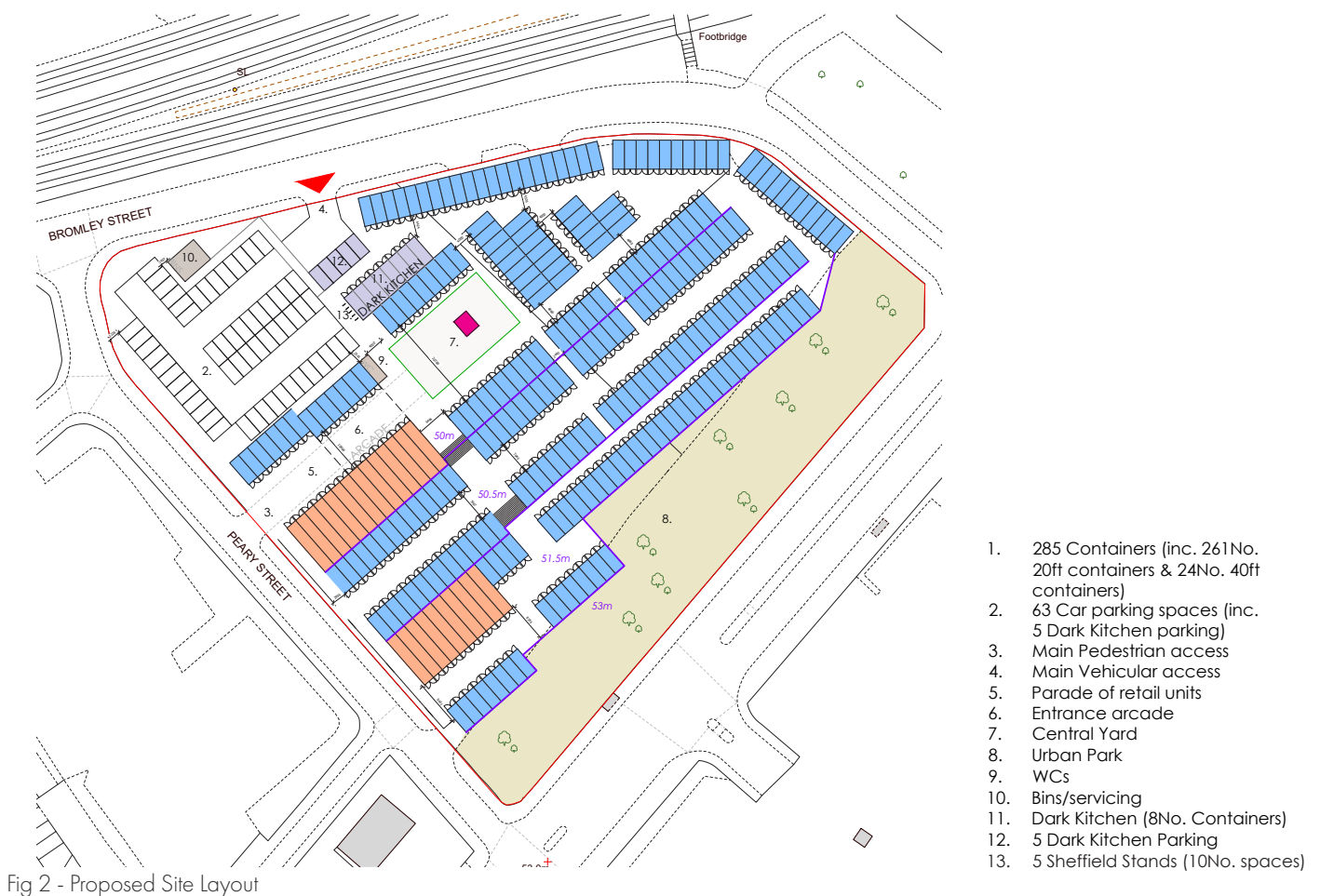
3.0 THE PROPOSAL

Use & Amount

- 3.1 The proposed application seeks permission to place 285no. converted containers on Site for use as workspaces to be let out. The proposal is made up of 261 20ft containers and 24 40ft containers.
- 3.2 In total the proposal will provide approximately 4,326 sqm of floorspace.
- 3.3 In addition to the containers; toilets, waster/recycling facilities, tenant's parking and delivery loading/unloading space will be provided demarcated.

Layout

- 3.4 The containers have been arranged onsite to allow for appropriate access and servicing. The containers will all be single storey and arranged efficiently in linear rows across the site with the central containers arranged around a communal square.
- 3.5 The primary pedestrian access is envisaged off Peary Street. Vehicle entrance is proposed off Bromley Street with car parking facilities located in the north west corner.
- 3.6 Portable toilets will be provided, located adjacent to the car parking for use by tenants.



3.0 THE PROPOSAL

Security

3.7 The site perimeter boundary will be made secure, to match existing boundary treatments such as mesh security fencing.

3.8 Further to this, CCTV will be installed to overlook the entrances to the site.

3.7 Each container has only one access point and it can be securely locked from the outside when not in use.

Containers

3.9 Each container workspace will be lined internally with chipboard and supplied with power and lighting. At the front of the containers (just inside the existing doors) a patio sliding door is provided for access, natural light and ventilation. The main external doors of the container would close in front of the patio doors to provide security for the workspace when not in use.

3.10 The entrance of each container will be made level so that they can be easily accessed by occupiers and visitors who are mobility impaired.



Fig 4 - Example Container in it's setting



Fig 5 - Example Converted interior

4.0 ACCESS

4.1 Site Access: Vehicular access will be achieved via a new access off Bromley Street, with a dedicated pedestrian access proposed off Peary Street.

4.1 Vehicle Parking - A total of 63 parking spaces are to be provided on Site, including 5 designated parking spaces for the 'Dark Kitchen' tenants, as they will be providing a delivery food service.

4.2 Bicycle storage – It is envisaged that the tenants who arrive by bicycle will use their container spaces to store their bicycles securely. A total of 5 Sheffield stands, which will accommodate up to 10 cycles will also be provided to cater for visitors.

4.3 Public Transport - The nearest bus stop to the site is located along Rochdale Road within a dedicated bus lane, immediately to the southeast of the development site, and is approximately 140 metres from the centre of the site.

4.4 Emergency - Fire appliances would also be able to access the site via the access gates on Bromley Street, in the event of an emergency situation.

4.5 Refuse storage – Communal recycling and refuse bins are to be provided by the main site entrance for collection.



Fig 6 - Proposed Aerial