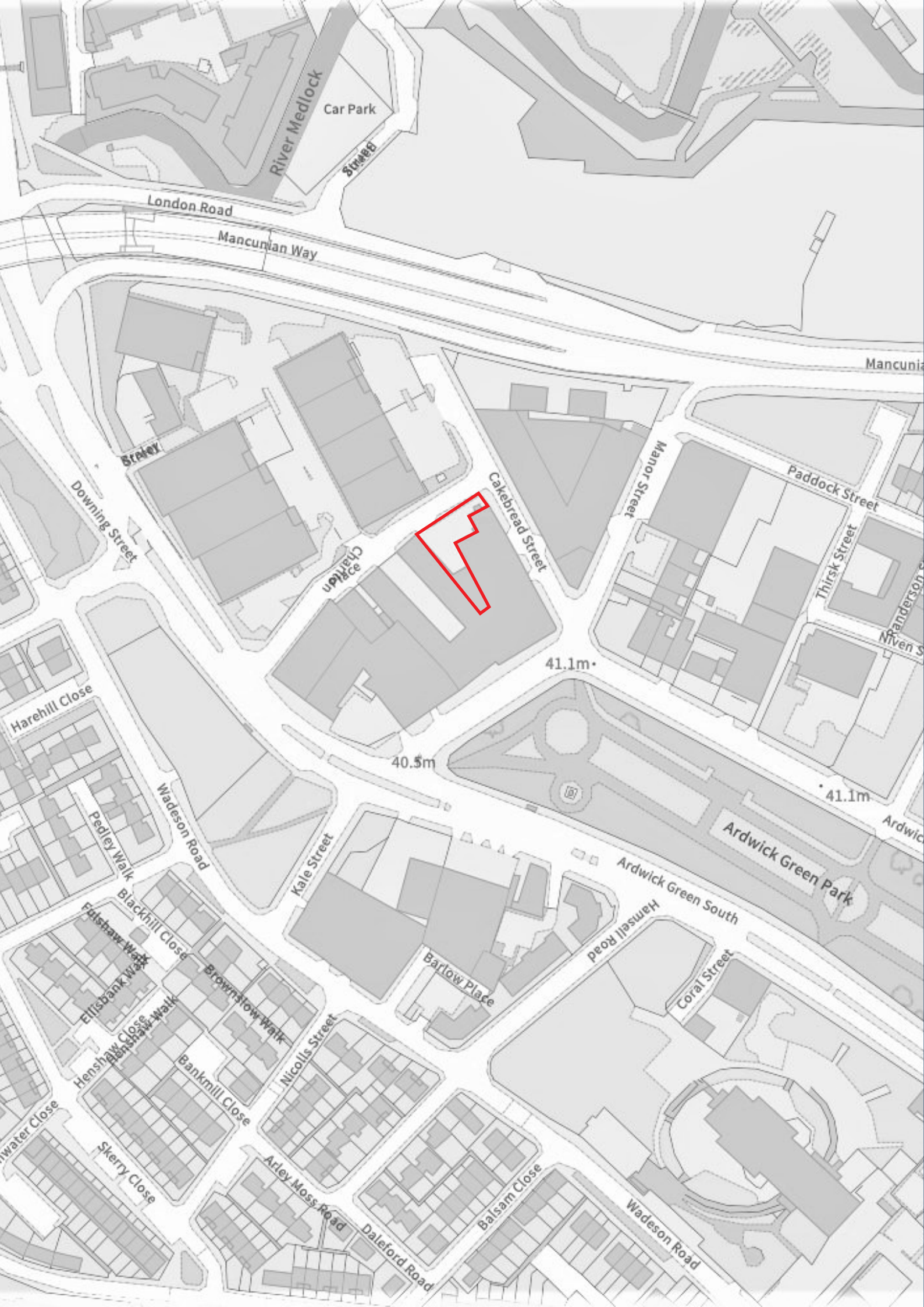


Progress Centre
Charlton Place Ardwick Manchester
M12 6HS

Design & Access Statement Rev .02



P4bA

Revision Schedule

Revision	Comments	Issued By	Date
01.	Initial document issue.	JEW	11/07/23
02.	Document Issue to Planning	JEW	20.07.23

DESIGN & ACCESS STATEMENT

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1.1 / APPLICATION TYPE

This design and access statement has been produced in support of a planning application for the extension of an existing canopy over the area for unloading, as well as associated security gates.

1.2 / LOCATION OF PROPOSED DEVELOPMENT

PROGRESS CENTRE
CHARLTON PLACE
ARDWICK
MANCHESTER
M12 6HS

1.3 / STATEMENT PREPARATION DATE

July 2023

1.4 / APPLICANT

Progress MCR Ltd

1.5 / AGENT

P4BA
15 Memorial Road, Worsley,
Manchester, M28 3AQ.

1.6 / PREVIOUS APPLICATIONS

N/A

1.7 / DEVELOPMENT DESCRIPTION

This application relates to the Progress Centre and the erection of a canopy extension over the un-loading storage area along with associated security gates.

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout, scale, appearance and landscape of the proposed development are appropriate and in-keeping with the context of the area and will enhance the aesthetics and amenity of the site, its surrounds and the local community.

The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England (Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

2.1 / USE & AMOUNT

The proposal's inclusion of a new security gate provides additional security to the un-loading storage area and the range of access points down the side elevation. It's used day-to-day by vans making their deliveries and this can now be improved by further protection from the weather as well as having more enclosed/secure storage space.

2.2 / ACCESS

Access isn't to be directly altered, however, the introduction of the security gates now makes access to the loading bays more secure and individual specific.

2.3 / LAYOUT

The proposed layout is to remain as per the existing, maintaining the existing space for the loading and unloading to and from vans making deliveries.

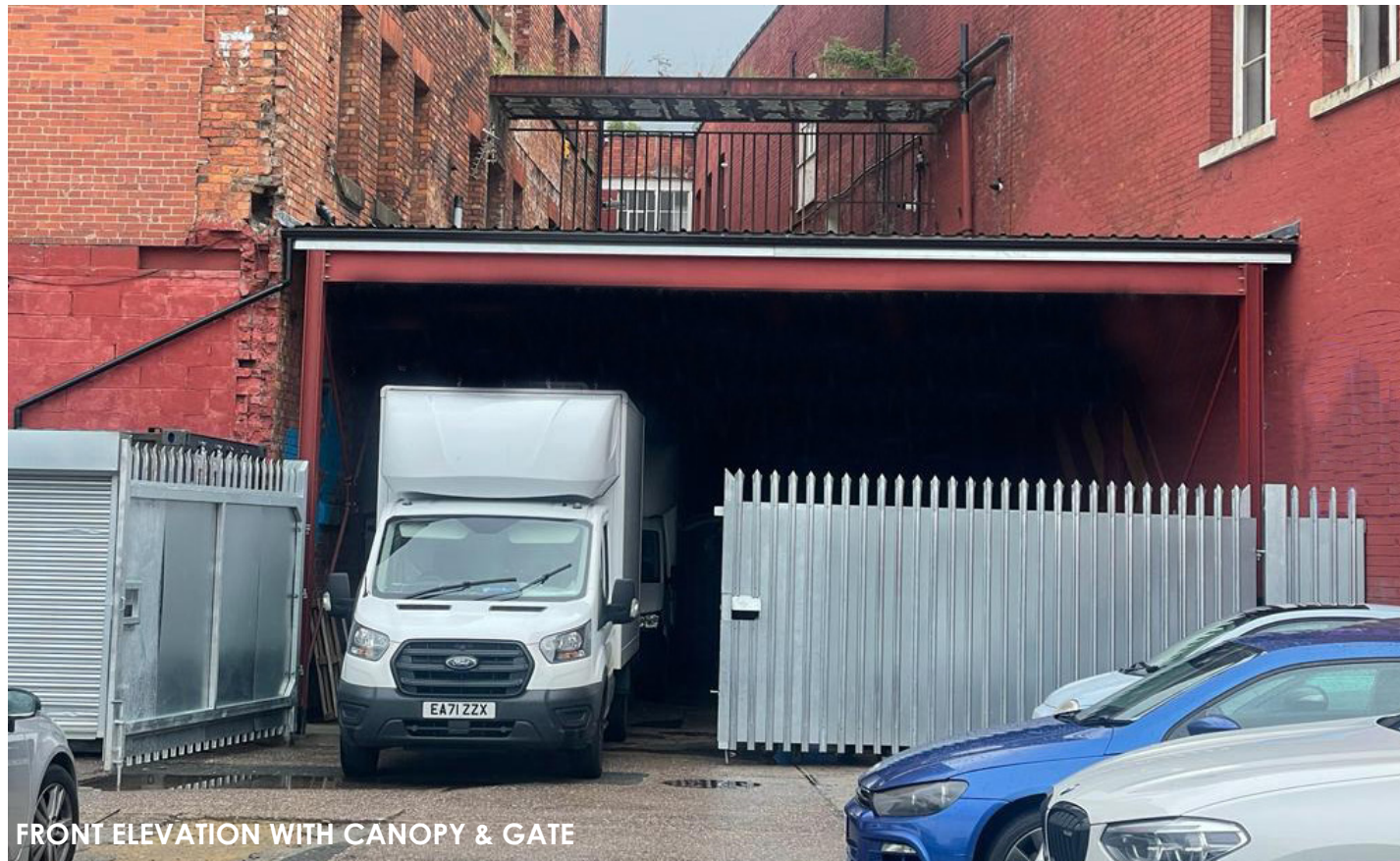
2.4 / SCALE

The scale of the site remains the same, however, the scale and extent of the canopy is to increase to be in-line with the front elevation of the building.

2.5 / APPEARANCE

The canopy roof is to be finished in powder-coated, profiled, galvanised steel sheets, and timber joists below with steel goal post frames supporting the above structure. The security gates are a metal double-leaf system, securely fixed to two posts.

Site Photos



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