



SALEEM
ARCHITECTS

PLANNING STATEMENT

Project: Erection of 10 Class B8 Units with associated elevational alterations

Address: Collingham Street, Manchester, M8 8RQ

Job No. -

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Rev	Date	Description
P01	17/03/23	Issued for Planning

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PLANNING STATEMENT

1. **Improving the traffic congestion**

An area which is seen as being constantly logged with traffic and lorries, the development is seen as helping provide a level of security and frontage to help tidy the street face.



2. **Soft Edge between Residential Led behind Collingham Street and Industrial context**

The area adjacent is largely B8 Class Use and therefore the proposal will fit in within the surrounding context. Although the area behind Collingham Street has been designated for residential use, there needs to be a mix between the surrounding industrial warehouses and commercial properties so that they are not compromised. The proposal aims to create a series of units which are visually attractive to the street edge as well as acting upon the topography.

3. **Security**

The proposal will help the security in the area where there is currently a lot of cars parked and left for long periods of time. This will therefore help the connectivity with the surrounding framework while acting as a soft edge between residential and industrial.

4. **Active Frontage**

The proposed elevation acts as a better frontage onto Collingham Street compared to the existing shipping containers.

5. **Improves access along towards Showman Guild**

The proposal will help to improve the existing access and connectivity between Collingham Street and any future developments regarding the Showman Guild.

6. **Topography**

As there is a large difference in topography from Collingham Street and Honey Street, it makes sense for this development to be different from any on Honey Street.

This allows for the two class uses to be kept separate and creates a barrier between the framework and industrial surrounding context.

7. **In Keeping with local area**

This area of Manchester is heavily industrial class use and in keeping with the existing area.