

## **Design & Access Statement**

Site Location: 4, Redgate Lane  
Gorton  
Manchester  
M12 4RY

Proposal: Erection of a Second Floor Extension to Existing  
Building with retained class B1 (office) and class B8  
(Warehousing)



On behalf of: Mr. Hamid Taqui

Ref: 23-868

Date: February 2023

## **1. Introduction**

This Design & Access Statement has been prepared to accompany the application for Planning Permission for the minor internal and external alterations including the erection of a second floor extension to the detached premises addressed 4 Redgate Lane, Manchester and should be read in conjunction with the application form including planning drawings.

The proposal is subject to a full planning application submitted on behalf of the applicant.

The application site is currently being used as offices and storage/distribution facilitating the applicant's business needs and requirements.

Due to recent business development and growth the applicant has now decided to expand by creating an additional floor to provide the required space/area.

The proposal as indicated on the application plans detail the extent of works which is sympathetic with regards to its settings and surrounding area therefore resulting in no form of adverse effect to others within the vicinity of this site.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

## **2. Assessment - Site Location**

The site is located at the junction of Redgate Lane and Hyde Road which is the A57 that leads towards junction 24 of the M60 motorway. At present the subject site is occupied by a 2 storey triangular shaped building with a flat parapet roof with no adjoining buildings.

The extent of the boundary ownership is as shown on drawing referenced EX-01 – Site Location Plan.

Directly adjacent to the site, there is grassed land under the council's ownership and most of the neighbouring properties are commercial apart from a housing estate that is set back from Hyde Road.

## **3. Site Character & Surrounding Area**

The site falls within a mix of retail and commercial properties plus non-residential institutions and dwellinghouses which run along Hyde Road. Access to the site is via Hyde Road which as previously mentioned has a direct link to the popular M60 motorway and also connects with the city centre of Manchester.

The existing premises is built using a combination of external materials i.e. painted blockwork, brickwork and render with a flat parapet roof finish. To the ground/first floor as existing the windows and entrance door openings are protected by shutters/grilles.

The site itself to our knowledge does not fall within a conservation area and there are no listed buildings / TPO's within the locality of the site.

#### **4. Movement and Circulation**

The movement and circulation will not dramatically increase based on the proposal due to the fact that the additional floor is to accommodate the existing business.

On street parking facility is available (as existing) on Copping Street and Redgate Lane where there is no presence of yellow lines. The access to the site is to remain as existing and the restoration including development works are aimed to improve and enhance the overall site including area.

#### **5. Evaluation and Opportunities**

The original scheme was conceived from the brief provided by the applicant following which grant of planning permission was achieved for application ref. no. 095921/FO/2011/N2 which has lapsed hence submission of this new application.

The opportunity provided by the proposal provides qualitative improvements. The proposal makes appropriate use of the site in a predominately mixed use area.

Subject to approval the building will be developed and all the works associated with the entire elevation treatment including the extension shall be implemented using approved materials and in full compliance with the approved scheme as agreed with the local planning authority.

The proposal will provide employment opportunities to support the local economy both directly and indirectly.

The development makes appropriate use of the site in a predominately mixed use area. Continuing to take advantage of the location and also achieving a useable development. The proposal will improve the building that is currently in need of refurbishment/building repair works.

#### **6. Design Proposal**

The following points have been considered:

- The site comprises of a property which is suitable to accommodate the proposal.
- The setting and character of the property is to remain generally as existing apart from the addition of the second floor and improvement works to the entire elevations.
- Parking facility is to remain as existing and is sufficient for the applicant's requirements.
- Emergency vehicles and refuge collection to remain as existing.

#### **7. Appearance**

The general form and layout of the proposal is as indicated on the application drawings. The elevations have been designed to be sympathetic with the adjacent and surrounding buildings in both style and material selection.

The main element of the overall appearance is as listed below –

External Walls – Monocouche XF through colour cement based render system, colour XF Nimbus White applied to external leaf.

Roof – EPDM rubber membrane system or similar approved system to flat roof laid to fall with parapet walling to perimeter and concrete coping.

Windows – Upvc framed double glazed units.

Doors – As existing.

Rainwater Goods – Upvc downpipes / guttering system.

It is considered that the materials chosen for this particular scheme are appropriate as they blend in well with the existing building and the character of the locality giving the site an uplift.

## **8. Access**

Both vehicular and pedestrian access to the site is from Redgate Lane.

The site layout is shown on drawing labelled Proposed Site Plan.

Pedestrian access for end users is provided via the main entrance(s). Fire escape doors including protected routes will be incorporated as required throughout the building to comply with Part B of the Building Regulations.

## **9. Summary**

The design approach taken has been practical based upon the assessments and taking into account the issues raised during the brief and related guidance.

The existing character and appearance of the site accompanied by the surroundings has been taken into account therefore on the basis of the information provided – a grant of planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the Local Authority Planning Department.