

DESIGN & ACCESS STATEMENT
FOR THE PROPOSED ALTERATIONS TO 1-2 BURTON PLACE MANCHESTER M15 4LR

INTRODUCTION & DESIGN PROCESS

1-2 Burton Place is located within Castlefield Conservation Area and was constructed in 2005. The property forms part of the Burton Place development and forms a terrace of apartment blocks with 9 & 15 Burton Place. Within 1-2 Burton Place there are a total of 33 apartments above ground level. Three commercial units are present to the ground floor of which currently consist of office accommodation. The ground floor units relating to the works are currently vacant.

There is no proposed change of use. The proposed works involve provision of additional access to the current ground floor commercial spaces by minor external alterations in keeping with the age of the property.

New doors will be introduced on the two street facing elevations on Ellesmere Street and Burton Place to enable direct access from the sub-divided commercial spaces. Level access to the property is currently provided and no additional works are required for level access.

No modifications will be required to the fire alarm and emergency lighting or internal walls. This proposal will ensure the continued safety of all occupants, particularly in the event of an emergency. These works are driven by the need to ensure full compliance with relevant fire safety and Building Regulations, and to address potential risks associated with the egress provisions.

The current WC provision has been designed to meet the occupancy capacity of the building for both occupiers and visitors to the property in accordance with relevant standards.

This Design & Access Statement therefore applies to the following internal and external Alterations:

1. Installation of 4 no. external doors in place of 4 no. existing window screens.

LAYOUT

No extension of the existing property itself is proposed but additional entrances and exit routes will be created by the addition of the additional doors.

USE

This proposal is in keeping with the current uses on site. Mixed commercial and residential.

APPEARANCE

The overall external appearance will be in keeping with the remainder of the building, the new doors being introduced will be from the same Schuco manufactured system currently installed.

The appearance of the property will thereby largely remain as existing.

ACCESS

The existing ramped and stepped access to the building will be retained. No amendments are proposed that would improve or worsen access for users.



FLOOD RISK ASSESSMENT

A full flood risk assessment has not been completed for the proposed development given their limited scope and given that the site is not actually within the area of extreme flood noted on the Environment Agency's flood mapping data.

The extent of the proposed development is limited to such a degree that any flooding to the site area in question would have minimal if any impact on operations. I would also note that the extent of the development proposed has no effect on the existing or intended operations at the site and will not pose an additional risk due to increase surface water installations or similar. The proposed extension of the car park will be permeable gravel which will result in no increase in surface water run-off from the site than is currently existing.