

DESIGN AND ACCESS STATEMENT

4 Shentonfield Road and New Acre House, Shentonfield Road, Sharston, Manchester M22 4RW

**Proposed Change of Use of New Acre House to Laundry and Services Link to Ex Laundry at 4 Shentonfield Road
For TLG Linen Services Ltd**

GENERAL

Site History and Background

The sites of 0.84 hectares are situated at the east end of the Shentonfield Road industrial commercial development, both sites consist of a ground floor with partial first floor offices New Acre House has presently been vacant for approximately 18 months 4 Shentonfield Road has brick walls, New Acre House has brickwork walls but mainly powder coated profiled Galvanised steel sheeting as has the roofs of both properties

Environs

At the south of both properties of the M56 and to the west, north and east is the Sharston industrial estate

Security by Design

The sites are secure to front and back with roller shutters to all front entrance with security doors to the rear and sides

The Proposal

The proposal is to extend the existing Laundry with services link with conveyor belt for their standard bins at the rear of both premises to cater for their expanding business The undeveloped side sides of the buildings will be retained as a carpark but correctly demarcated and further spaces for new matching existing 7.5cwt covered vans and include a bins storage area and repositioned covered cycle store The finishes to the link building will be similar to New Arce House finishes

Car Parking

The existing Laundry carparking will be retained which together with the New Acre House car park provides 45 spaces for the 45person per shifts plus 8no cycle spaces

Waste Management

The existing Biffa managed waste management strategy will be extended to include both buildings

Landscaping

There is hard landscaping to the front entrance car park and offices to the New Acre House site which will be retained

Conclusion

The combination of both these sites makes good business sense as one site wishes to expand preferably at the same location and the other has been vacant for 18 months

We are of the opinion that these proposals enhance the properties and the surrounding environment to the benefit of community, all parties concerned and be always managed effectively by the client with high regard for safety.