

Design and Access Statement

40, Stocks Street, Cheetham Hill, Manchester, M8 8QJ

Planning Application

Proposed extension of the first floor back half to additional office new offices.

History and Location

Stock Street in Cheetham Hill was likely developed in the 19th century, as evidence by its 19th century residential character and proximity to Cheetham Hill Road, which was significantly improved in the 1820. Stocks Street Cheetham run parallel with Cheetham Hill Road and was once a residential street. Now it is fronted mostly by warehouses and offices and some of them recently converted residential units and B&B.

Description of the existing premises;

The premises consist of ground and first floor; the ground floor being used for light weight storage for goods such as books and clothing. Access for loading and unloading is only at the rear of the building, which have 2 large entrances which allow only small vans, the access on the left-hand side at the back has been completely bricked up, only the one on the right been use.

The back of the warehouse has also 2 more small accesses for the staff approximately one meter wide, only the one on the right been use occasionally, the second one is blocked and not in use.

The deliveries and access from the rear all vehicles entering the warehouse to load and unload, there no requirement for parking outside the promises, and if space is needed, they can park inside the warehouse.

The first floor, consist of small offices, only the front half of the first floor build as offices, the other half consist of big cladding asbestos pitch roof.

The roof above the first floor office area at the front consists of flat concrete slabs.

Only 2 people work at the premises during working hours from 9 am to 4pm Monday to Friday, closed on Saturday and Sunday as we have told its tradition by the Jewish community in the past.

Description Of the Proposal;

The proposal consists of the removal of asbestos cladding of the roof above the back half to the property and erecting the other half to provide additional office space, with access from the existing 2 entrances at the front.

The new roof above the new offices extension will be built in concrete slabs to match the existing.

The Physical Design Component been

The site is within a general mix of small industrial low investment type developments with no or vary low facilities for personal and visitors, accessed via adopted tarmacked road surface, existing drainage on the site with and inspection chamber, the road within the site also surrounded with some residential area.

The proposal consists of removing the existing hazard asbestos roof cladding, the client suffered for the last few years from water leakage from the pitch asbestos roof and unable to find company to carry out some repairs due to it restricted and dangerous material.

By removing the existing asbestos and erecting new floor offices replacing it with concrete slabs will resolve and improve the quality for the environment and better for the local community from this hazard.

Access to the site

The site access has existing from Stocks Street leading to the main Cheetham Hill main road.

No changes are proposed to existing access therefore all access remains the same.

Location of existing water, electricity and gas suppliers to the promises will remain the same.

Crime and disorder

We have no records of crime and disorder affecting the site. Alarm systems and quality locks will be installed to the premises.

Social

The proposed development does not alter the use of the site. The work should improve the overall outlook of the site; the extension will replace the exposed dangerous hazard from the asbestos materials and therefore improving both the area and quality.

Economic

The proposed extension will begin to improve the area's view. By improving and continuing the use of the site; which in turn may encourage the other plot/site to owners to improve their premises/ street view and may provide additional Tax revenue to both the Council and the Government.

Planning

The extension to the premises will incorporate the use of the materials indicated on the plan submission that will be agreed with the Council.

Layout

The new proposal will improve the facilities for members of staff and customers, improving disabled facilities will be incorporated. The proposal will provide thermal, fire alarm and sound protection between the premises and the external elements, suitable security alarms will be provided.

Scale

The building is compatible with the surrounding area. The overall building footprint area remains well within the site boundaries.

Appearance

Details plans of the existing and proposed layout and elevations are indicated.

Vehicle and Transport

The new proposal will not affect the existing transport access that will remain the same.

The existing 5 offices at the front only 2 of them been used and the remaining ones used for light storages mainly books, only 2 staffs working in this offices and 2 parking spaces available at the rear of the property.

Four the proposed extra 6 small offices, we provided 14 carparking spaces in total which are more than enough for the future development.

According to the Manchester City Council policy, there is no demand-led -parking and they don't set fixed minimum parking ratios, for new office development in areas like Cheetham Hill.

We also have not seen any restriction on street parking in the surrounding areas, which they are available.

Secured bicycle shade storage for 5 spaces showing on our proposed drawings at the rear of the property to encourage people to use bicycles.

We also as mentioned we have parking for at least 2 small vans inside the warehouse for loading and unloading and parking overnight.