

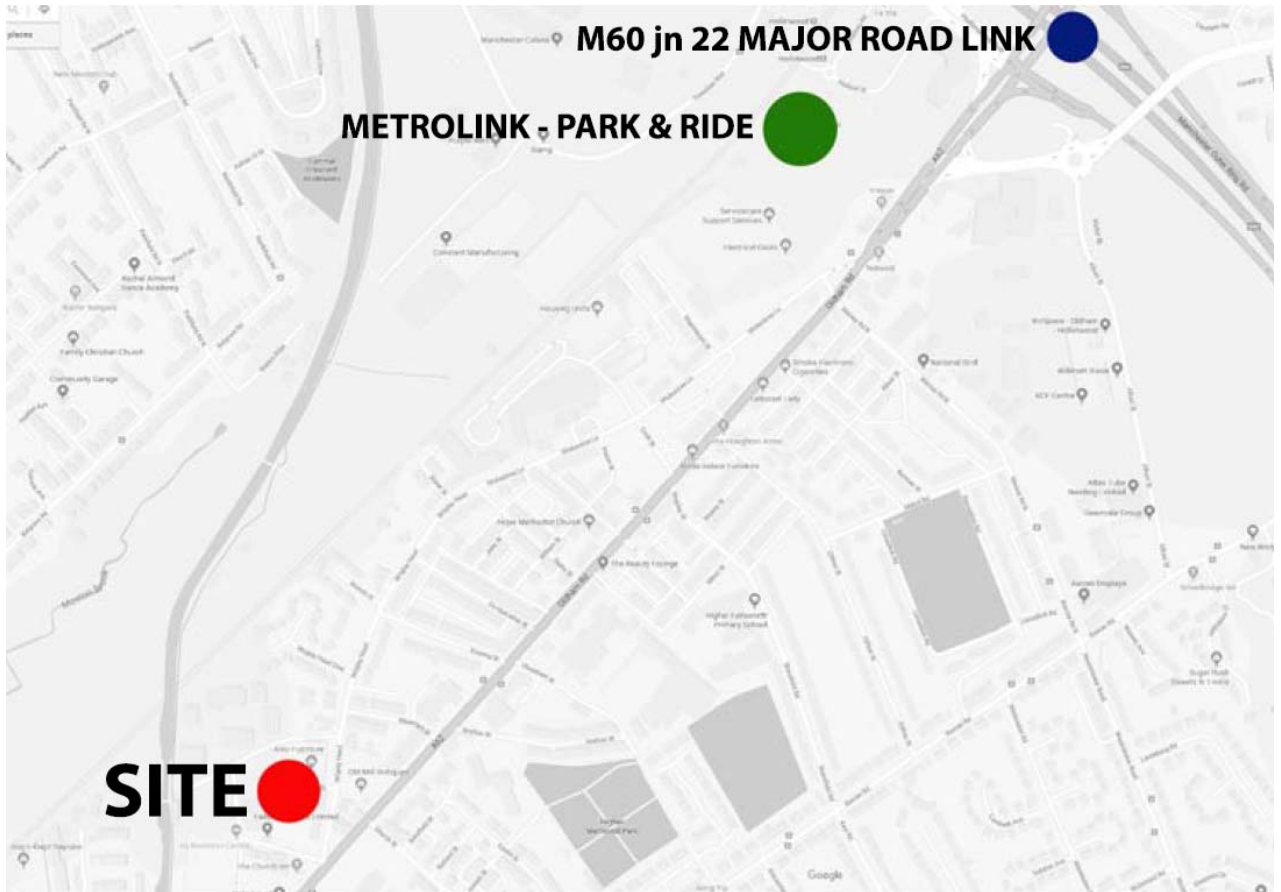
Design Statement

Client – Private

Site Address – 1 George Street including 17-19 Wrigley Head, Failsworth, Manchester. M35 9BS.

The current industrial site is accessed via the A62 Oldham Road and has good links to all major road and public transport networks. The local Metrolink Hollinwood Park and Ride is within walking distance of the site.

Vehicle access to the existing site will remain and the proposals have been designed around this to ensure the existing businesses are not affected by any future proposals.



The Scheme / Proposals

The site of 1 George Street is currently being used as a means of storage through the parking of old or disused vehicles and portable storage containers. There is an existing Business that is accessed via George Street that also fronts Wrigley Head and the proposal are designed so as not to affect this and to also maintain the current site access point.

As part of the proposals there are some temporary outbuildings that are proposed to be removed, this is highlighted on drawing 311.01. These current outbuildings are on the boundary of Edmund Street where there are 4 residential properties. Within the proposals this current area will be designed as a buffer which includes soft landscaping so that the existing residents outlook is improved.

The site proposals accommodate circa 0.315Ha of the client's lands, the remaining buildings namely 17 and 19 Wrigley Head will be unaffected and continue as normal. The proposals are only intended to occupy the land currently being underutilized for employment means.

The hit and miss metal perimeter fencing will be renewed and finished in stainless steel, details will be submitted to the Local Authority for approval prior to installation.

The design is to introduce employment to the land via a total of 9 light industrial units, Units 1-5 will be the largest and Units 6-9 will be intended more as starter units. Each unit will have its own parking including 1 accessible space as well as cycle storage. In addition to the allocated parking for each unit will be over 10% designated parking for visitors. Furthermore, footpaths around the site will be introduced so that those accessing the site via local public transport have a safe and clear means of accessing the units.

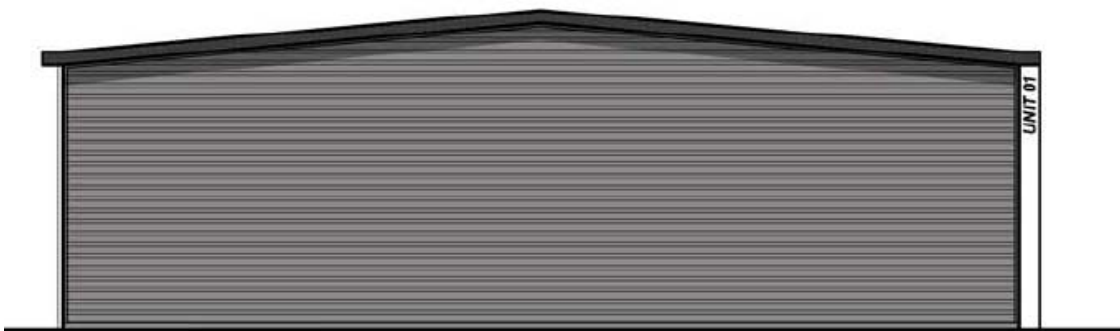
Around the site will be a mixture of soft and hard landscaping and the falls will be designed so that disabled access to the ground floor of each unit is achievable. Final landscaping details to be submitted to the Local Authority for approval prior to any works commencing.

Units 1-5 will all house the same accommodation which will be as follows; A Ground Floor office/reception (circa 12.6m²) which directly links to an accessible WC, storage and the stairs to the first-floor open plan office over (circa 55.2m²). Within the first-floor circulation the unit has access to a Tea Room and further storage. Also, at ground floor level will be the Double height warehouse (circa 88.5m²) which can be accessed internally or externally via the roller security shutters.

Units 1-5 will each have 4 designated parking spaces, one of which will be intended as an accessible space. There is also potential for a further space if required to the side of each accessible parking bay. Note one space will be designed as part of the building footprint for those companies that encourage the use of pool cars which can be securely stored if required. In addition, there will be ample cycle parking provisions to the side of the units

and it is hoped that the clear pathways around the site will encourage people to access the site via local transport means.

Externally these properties will be clad in a modern mid grey system with white coloured render fins projecting into the path ways to highlight each Units location. Samples of all final materials and colours will be submitted to the Local Authority for approval prior to any works commencing. Below is a visual guide of the external to Units 1-5.



Units 6-9 will be smaller starter units comprising of a Ground Floor office/reception (circa 12.2m²) which directly links to an accessible WC, separate Tea room and the stairs to the first-floor open plan office over (circa 44m²). Within the first-floor circulation the unit has access to further storage. Also, at ground floor level will be the single height warehouse/storage area (circa 24m²) which can be accessed internally or externally via the roller security shutters.

Units 6-9 will each have 3 designated parking spaces, one of which will be intended as an accessible space. There is also again potential for a further space if required to the front of the storage shutters. In addition, there will again be ample cycle parking provisions to the front of the units.

Externally the design of Units 6-9 will reflect those of 1-5, see below guide visuals.



Summary

The proposals are intended to bring new businesses and jobs to the area whilst revitalising the site and surrounding area. It is easily accessible via various means of public and private transport and also have numerous amenities locally that can be utilised.