DESIGN AND ACCESS STATEMENT

PROPOSED CHANGING PLACES FACILITY TO MOTO BIRCH WESTBOUND SERVICES

FOR

MOTO HOSPITALITY LTD

Introduction

This statement has been produced to accompany a Full Planning Application to extend the MSA's Amenity Building to provide better facilities for its assisted disabled users by forming a new Changing Places facility accessible through the existing amenity building.

This statement provides an assessment of the context of the site and its surroundings and the proposed design for the scheme. The Design and Access statement has been written in line with CABE Guidance Notes - ` Design and Access Statements How to write and use them` published in 2006.

The Need

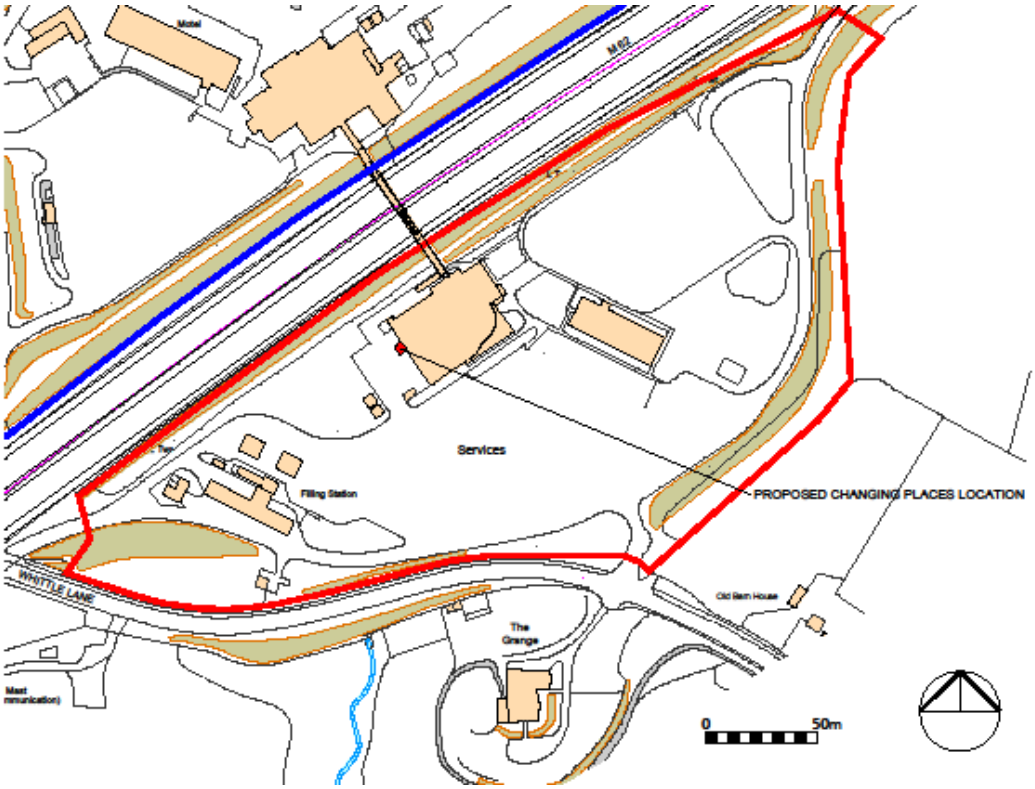
There is a need to improve this busy site and to provide adequate facilities for its travelling customers. The proposal is to meet the requirements of assisted disabled customers in their toilet and care needs whilst travelling..

The Site



The site is located North East of junction 18 of the M62, access is off the dedicated slip road off the M62 heading West towards Manchester.

Site Assessment



Physical Context

The site, shown bordered in red, is occupied by the amenity building to the North centre of the site, with the car parking to the due North East of the Amenity building.

HGV parking is accessed off the site access road, separating HGV and all other traffic quickly and safely.
The site is bordered to the North by the M62,and to the East, South and West by farmland.

There are currently 242 car parking spaces together with 23 spaces for coaches and 120 HGV.

Social Context

The site is ideally positioned for its use with easy access to the site via the M62 Westbound The site provides amenities for all travellers passing through the area, and is a prime stopping point before reaching the Greater Manchester conurbations , and the M6 beyond. The site is a major service area on this route and is frequently used by commuters, day trippers and HGV drivers. The site prides itself on providing a good service to all visitors and the proposals will improve on the service provided to assisted disabled users by the formation of new, modern Changing Places facility.

Economic Context

The site provides jobs for local people in the surrounding vicinity and the proposals are key to the continuing success of the site and will improve its longevity and public utility.

The unit is to be part funded by the DfT and part by Moto.

Site Constraints

The necessity to react to visitors needs and provide a quality service with clean, safe and well maintained facilities within a limited development area.

To ensure the established soft landscaped boundary is maintained.

Maintain adequate service area access.

Site Opportunities

To provide adequate levels of amenity facilities for the increasing numbers of travellers, and to provide a better service for all users.

To continue to react and meet the social and economic needs of the public and community.

To continue to provide a development that is easy accessible, safe and secure.

Proposed Design

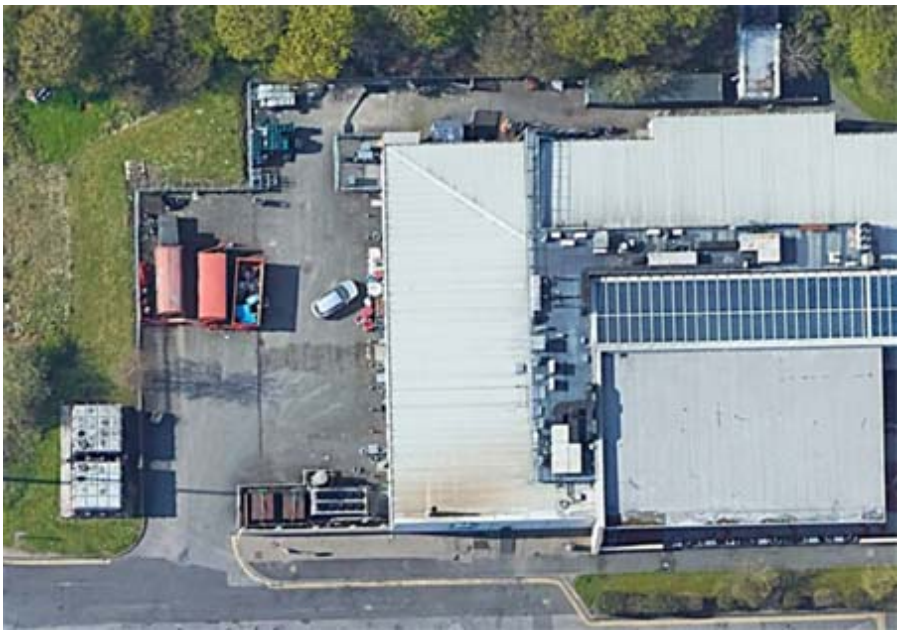
The proposed scheme provides a new purpose built pre-fabricated Changing Places facility for assisted disabled users that will provide a changing bench, dedicated WC and height adjustable wash hand basin and a shower.

The unit is to be located in close proximity to the existing internal WC facilities, with access through the existing external wall into the unit itself, which is to be located in the rear service yard. A small cleaners cupboard will be relocated beside the new unit to allow the new access to be formed.

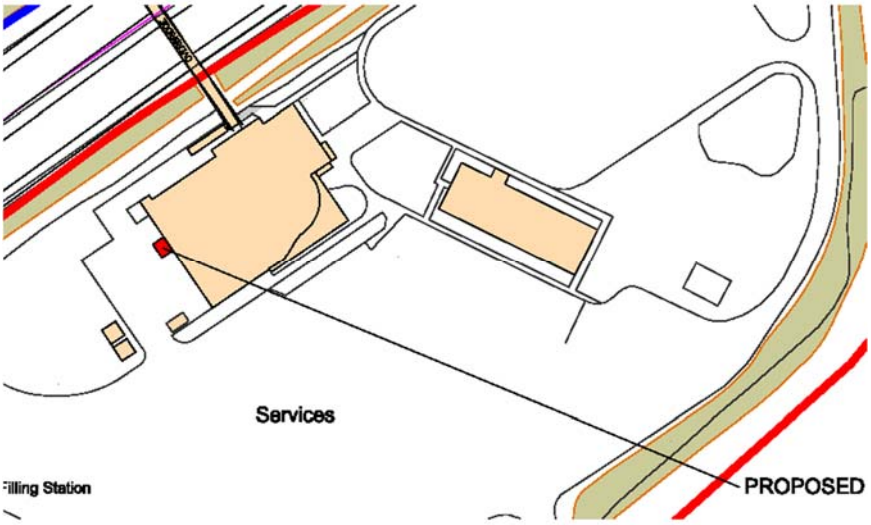
The unit will be overclad externally with composite 'misty grey' shiplap cladding and colour matched trim to co-ordinate with the aluminium cladding. The unit will have a flat roof sloping away from the building.

Landscaping

The proposed extension will sit on an existing hard paved area, and will require no alteration to or loss of trees or shrubs.



Aerial view of site as existing



Location of proposed facility on site

Accessibility

Moto Hospitality TRSA & MSA service areas are fully compliant with current DDA regulations and continue to provide suitable facilities for both disabled and ambulant disable members of the public.

This facility will greatly improve the sites facilities for assisted disabled users.