

Design & Access Statement

Boulton House, Manchester

Cycle Storage & Changing Facilities

January 2022

Revision R0

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Introduction

This Design and Access Statement is submitted in support of the Planning Application for a new cycle store and changing facilities at Boulton House, Manchester.

The statement covers details such as the initial Project Brief, access & cleaning / maintenance strategy through to the design of the final proposal.

Project Brief

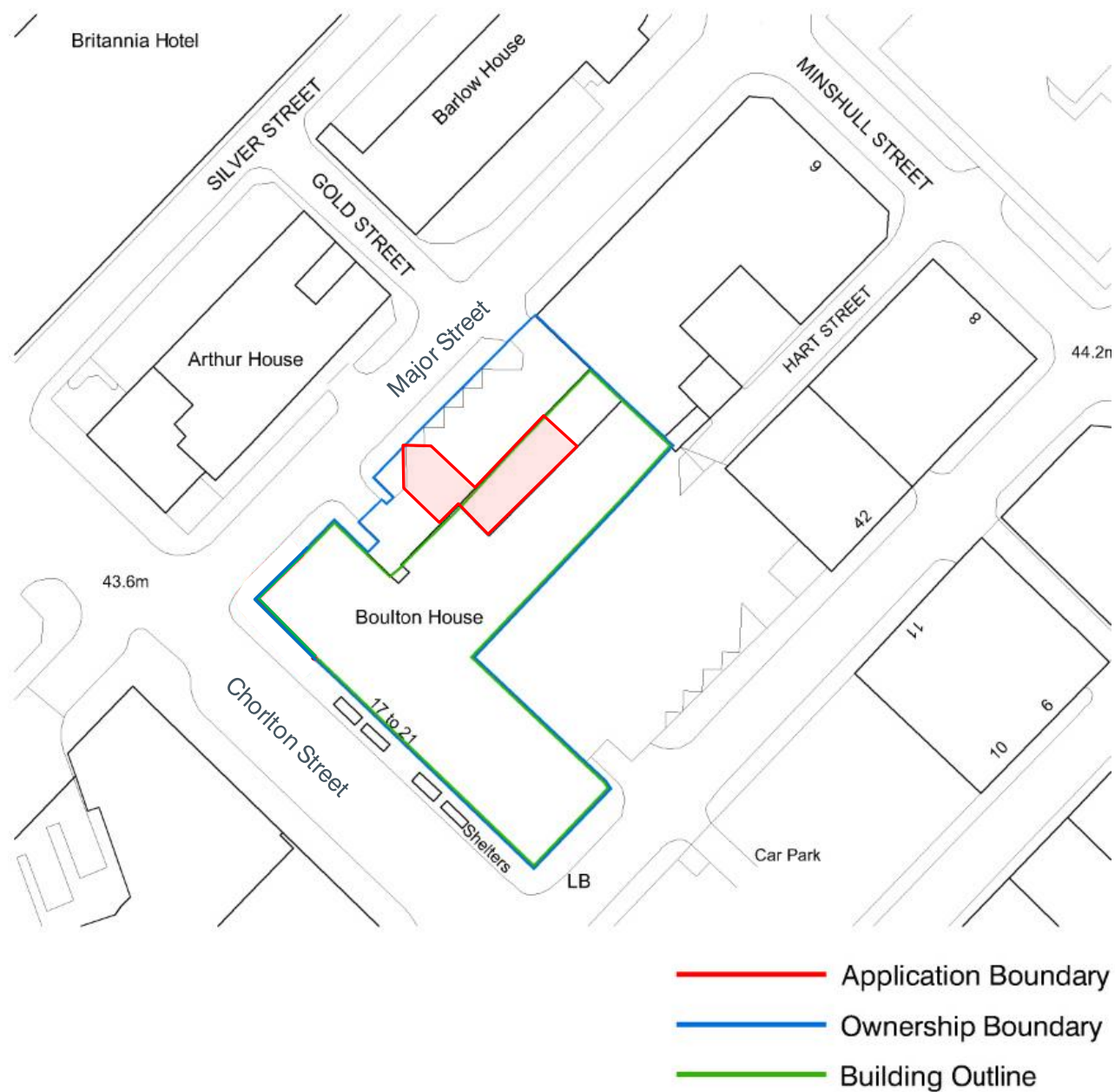
Our client Palace Capital is looking to enhance the office facilities for its existing and new tenants at Boulton House in Manchester. The Project brief called for the design of a secure cycle storage area, linked to a new shower / changing facility. The proposal will be located in the current under-croft area off Major Street, and will offer 6 self contained shower/changing areas (including 1no' accessible shower/changing area) along with secure lockers and space for up to 22 cycles in a self contained secure cycle store. In addition, our client is looking to construct an external Refuse Store area in one of the current parking bays in order to facilitate the above new shower / changing area.



Site Location

Boulton House (built 1973) is located on Chorlton Street, within Manchester city centre, only a five minute walk from Manchester Piccadilly Station, one of 2 main transport hubs which serve the city centre.

The area highlighted in red on the plan opposite shows the area of the undercroft which the new facility will occupy, along with the single parking space which is to house the new Refuse Store.



The Proposal

Use

The scheme proposes a screened secure cycle storage area, linked to a new self-contained shower / changing facility. As well as a new external Refuse Store enclosure proposed within the existing car parking area.

Amount

The proposal will offer 6 self contained shower/changing areas (including 1no' accessible shower/changing area) along with secure lockers and space for up to 9 cycles in a self contained secure cycle store.

Shower and Changing Facility – 47sqm GEA

Enclosed external Cycle Storage Area – 18sqm GEA

Layout

The as existing and as proposed layout are described on the following pages, along with the proposed materials, retention of existing fire escape route, relocation of existing M&E equipment and the access strategy for the new facilities.

Scale

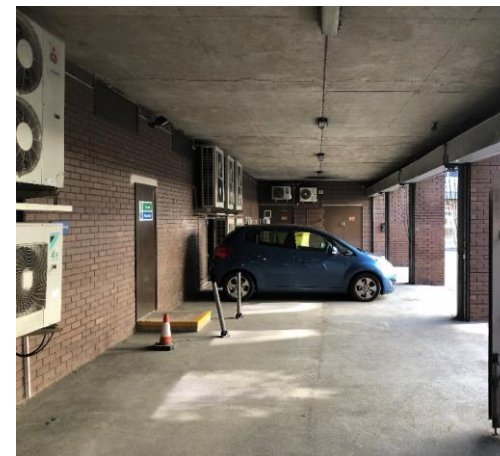
The proposal is to construct a single storey enclosure within the existing undercroft area highlighted on the photo opposite.

Appearance

The new facility is to be constructed using brickwork to match the existing and a PPC metal mesh to screen the new secure cycle store area. The new Refuse Store is proposed to be clad in timber.

Access

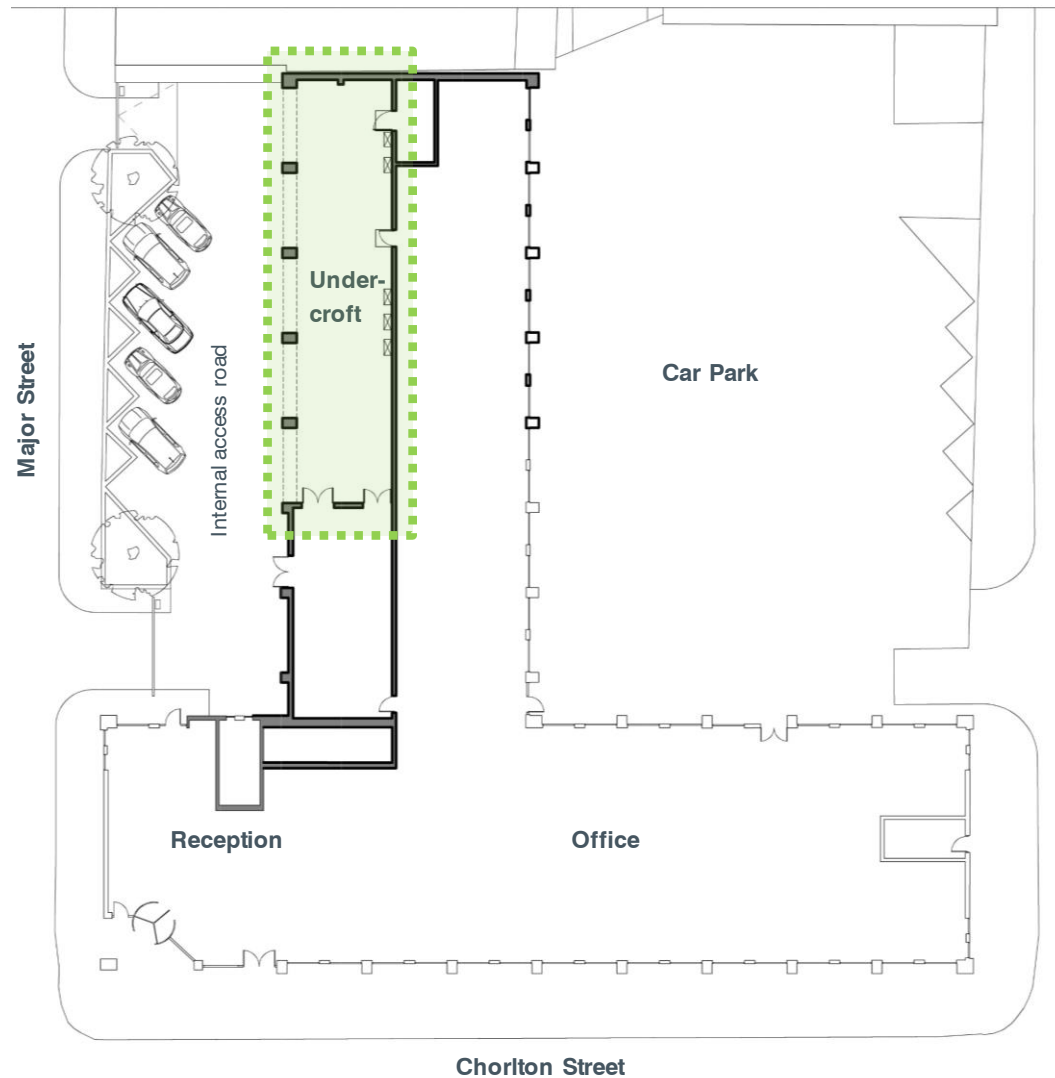
Tenants will access the cycle store directly off the internal car park access road. Once the tenants bike is securely stored in the new facility, access to the shower and changing facility is via the ramped approach in to the main lobby of the changing rooms. The ramped approach provides an accessible entrance to the new facility.



Layout_As Existing.

The existing undercroft area of Boulton House highlighted on the below plan is currently utilised for;

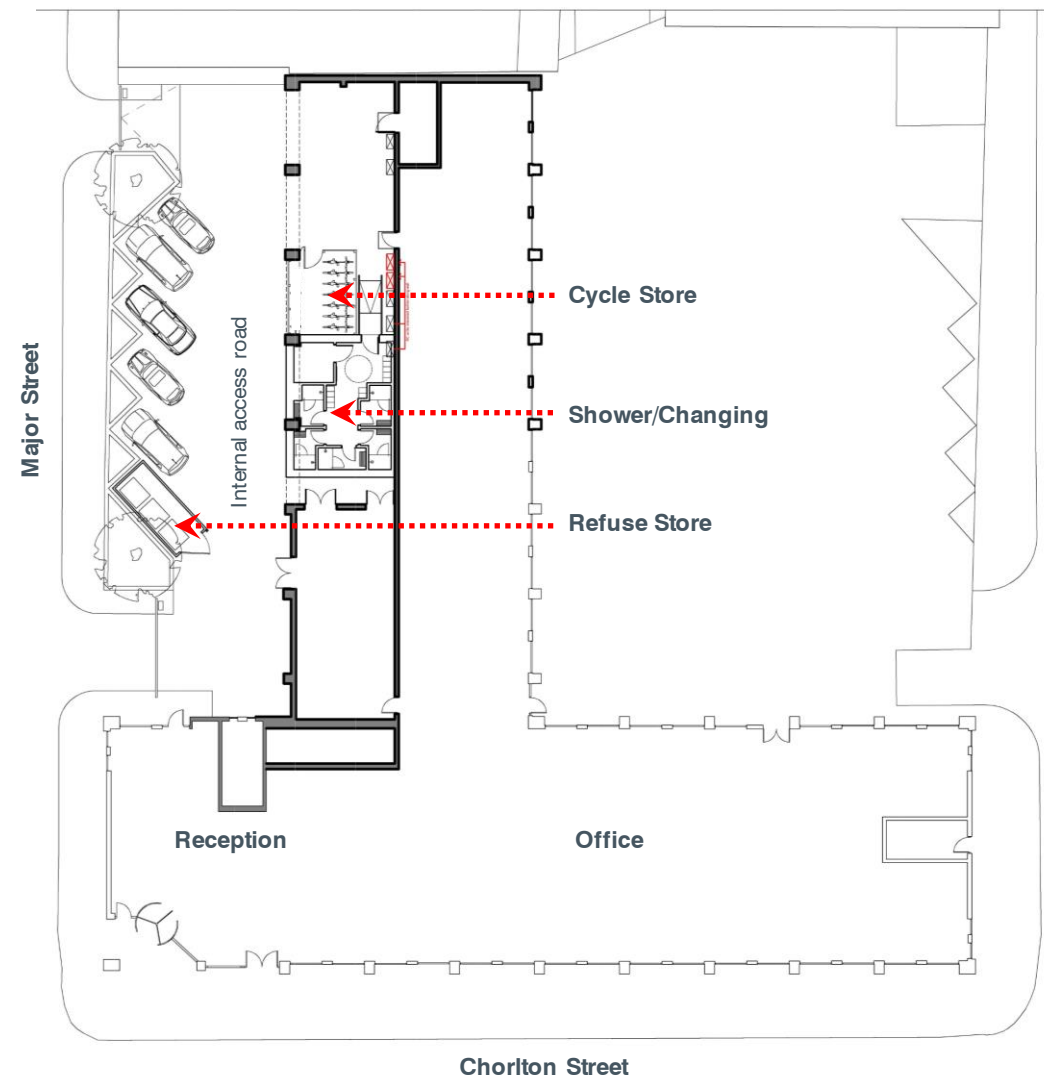
- Maintenance access to the existing Gas Meter Room and Water Plant Room
- 2no' existing Fire Escapes from the ground floor office and secondary escape stair servicing the upper floors
- Refuse Bin Storage area
- Wall mounted AHU
- Car parking



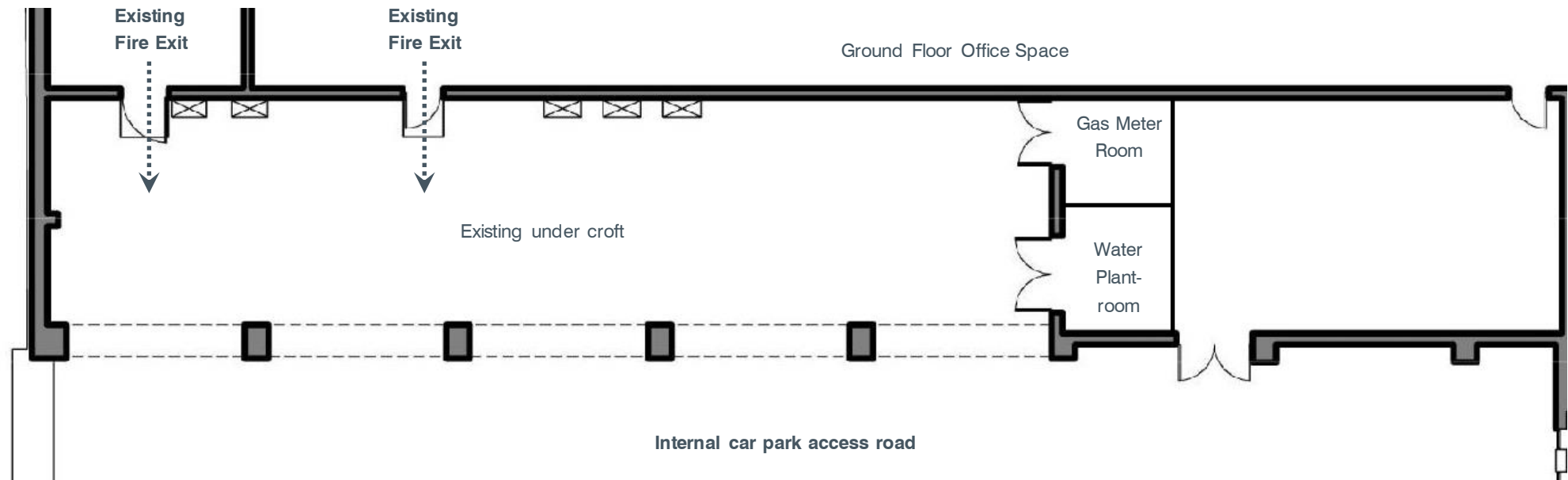
Layout_As Proposed.

The proposed layout will provide the following:

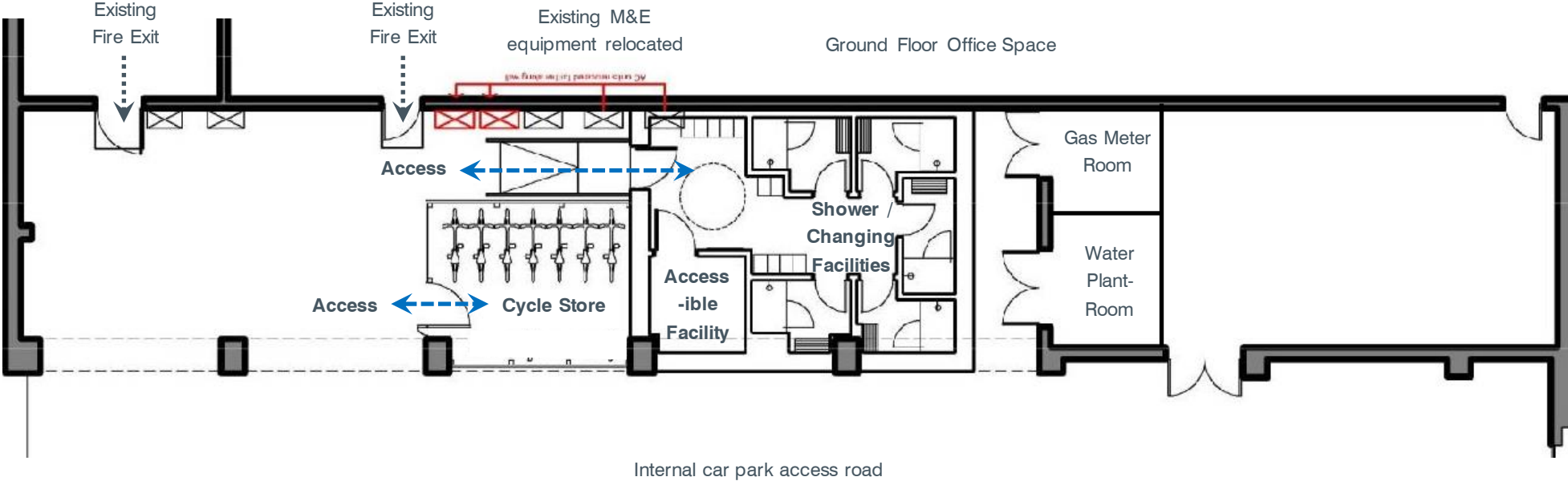
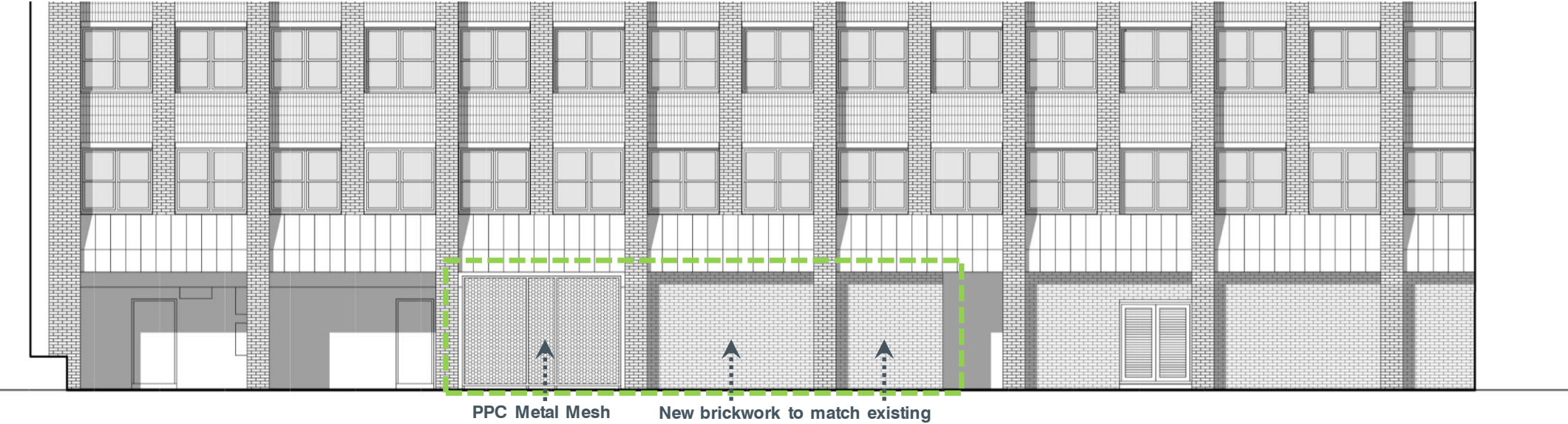
- New secure cycle store
- New self-contained Shower & Changing Facility
- Wall mounted AHU relocated within undercroft area
- Car parking – 1no space replaced with Refuse Store



Plan & Elevation_As Existing.



Plan & Elevation_As Proposed.



Access, Maintenance & Cleaning.

Access.

As noted earlier in this statement, this application does not seek to amend the current provision for access & egress from the main building. As such, the 2no' Fire Exit Doors remain in the same position as do the double access doors to the Water Plant and Gas Meter Room.

Maintenance to perimeter.

Maintenance access to the proposed new cycle store, shower & changing facility will be undertaken from the internal access road. Existing maintenance access to the Gas Meter Room and Water Plant Room is also maintained.

Façade cleaning .

Cleaning of the proposed new cycle store, shower & changing facility building will be carried out from the pavement level immediately adjacent to the development.

