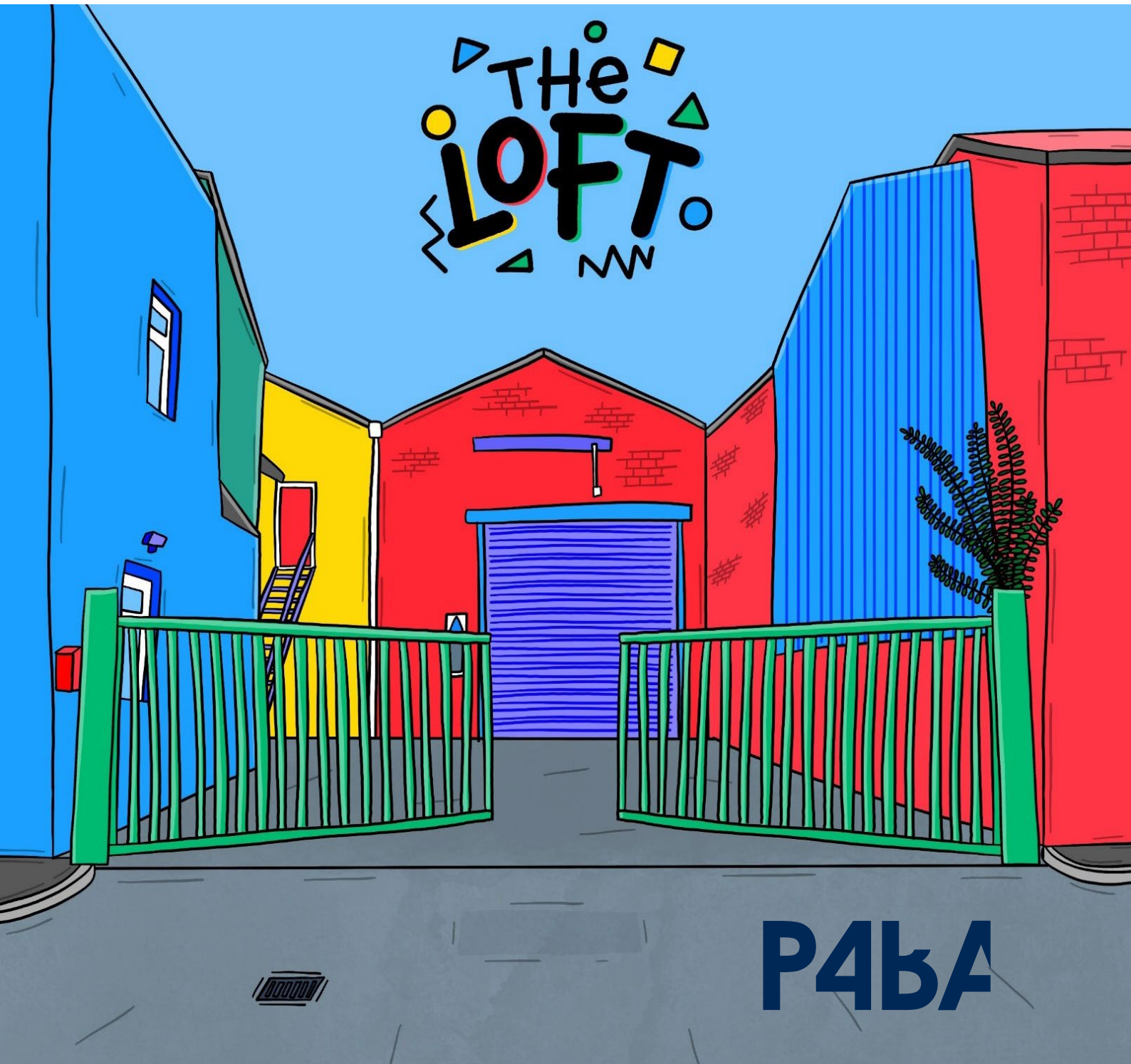


UNIT 1, NEW STREET

Design & Access Statement

Unit 1 Hillbit House
New Street
Manchester
M40 8AW



P4bA

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1.1 / APPLICATION TYPE

Full planning application

1.2 / LOCATION OF PROPOSED DEVELOPMENT

Hillbit House, Unit 1, New Street, Manchester, M40 8AW

1.3 / THE SITE

The subject site is approximately 275m² which is currently a vacant industrial unit within Hillbit House. The application relates to the ground and first floor of the unit as well as the external courtyard area.

The site is accessed directly from the courtyard on New Street off Oldham road (A62.) This area is dominated with industrial/commercial uses with a small residential area located on Canada Street approximately 130m south of the site.

As identified on Manchester City Council's UDP policy map the site is subject to the following policies:

East Manchester Sub Areas: UDP Policy EM5

East Manchester: Core Strategy Policies EC5 and H4

Regional Centre - Policy Number: Core Strategy policy EC3 principally



1.4 / PROPOSED DEVELOPMENT DESCRIPTION

The proposal is for the change of use of existing industrial unit to cultural events space.

1.5 / STATEMENT PREPARATION DATE

May 2021

1.6 / STATEMENT AMENDMENT DATE

N/A

1.7 / APPLICANT

Oliver Keenan Ryder

1.8 / ARCHITECT

P4BA

15 Memorial Road

Worsley

Manchester

M28 3AQ

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in-keeping with the context of the area and will enhance the aesthetics and amenity of the site, its surrounds and the local community.

The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

2.1 / USE & AMOUNT

The application relates to Unit 1 of the New Street , Manchester. The application is seeking permission for the change of use of the vacant unit to be used as a cultural events space. The venue will host DJ led events under the name 'The Loft' managed by event organisers Animal Crossing Music Limited. Day events will also be held at the venue such as yoga classes, workshops and seminars.

Opening times:

Sundays to Thursdays 12:00 until 24:00.
Fridays & Saturdays 12:00 until 05:00.

The Loft is a music, arts and fashion foundation which hopes to become the cultural epicentre of the Manchester Underground scene. It intends to create a platform for young and established creatives and to showcase artists on an international scale. This venue is intended to attract a professional creative audience.



Animal Crossing Music Limited, The owners & promoters of The Loft have an extremely unique vision and good experience within the cultural events industry. Oliver Ryder has headed up the promotions & marketing for the largest series of events in Europe & the largest UK metropolitan festival in the UK (The Warehouse Project & Parklife Festival)

2.2 / ACCESS

Pedestrian - Access into the venue is gained from the courtyard area, directly off New Street. The first floor level is proposed as the main venue space, accessed either from the main staircase in the courtyard or the internal rear staircase at ground floor level. Clearly delineated access routes (indicated on the below site plan) and queue management will be in place to minimise congregation in groups and minimise inadvertent (or deliberate) damage to vehicles or any surrounding properties. Staff will remain at the entrance points throughout events to ensure no customers can wonder onto New Street to again minimise anti-social behaviour. When exiting the venue customers will be encouraged to exit towards Oldham Road (A62.)

Disabled - The internal space of the building is designed to comply with the minimum standards set out within Building Regulations Part M.

- Short existing ramp at the main entrance to give access on the ground floor.
- Short ramps internally to mitigate the slight level changes.
- Disabled compliant external and internal doors.
- Disabled accessible toilet.

With relation to the 'The Disability Discrimination Act' and 'building regulations' consideration was given for a passenger lift between ground the first floor levels. However, further to in depth consideration with building control it was decided we would provide all levels of service and amenity on the ground floor with full disabled access, leaving the first floor as duplicated event space with stair access only. The ground floor will consist of all services such as toilets, event space with DJ and bar area.

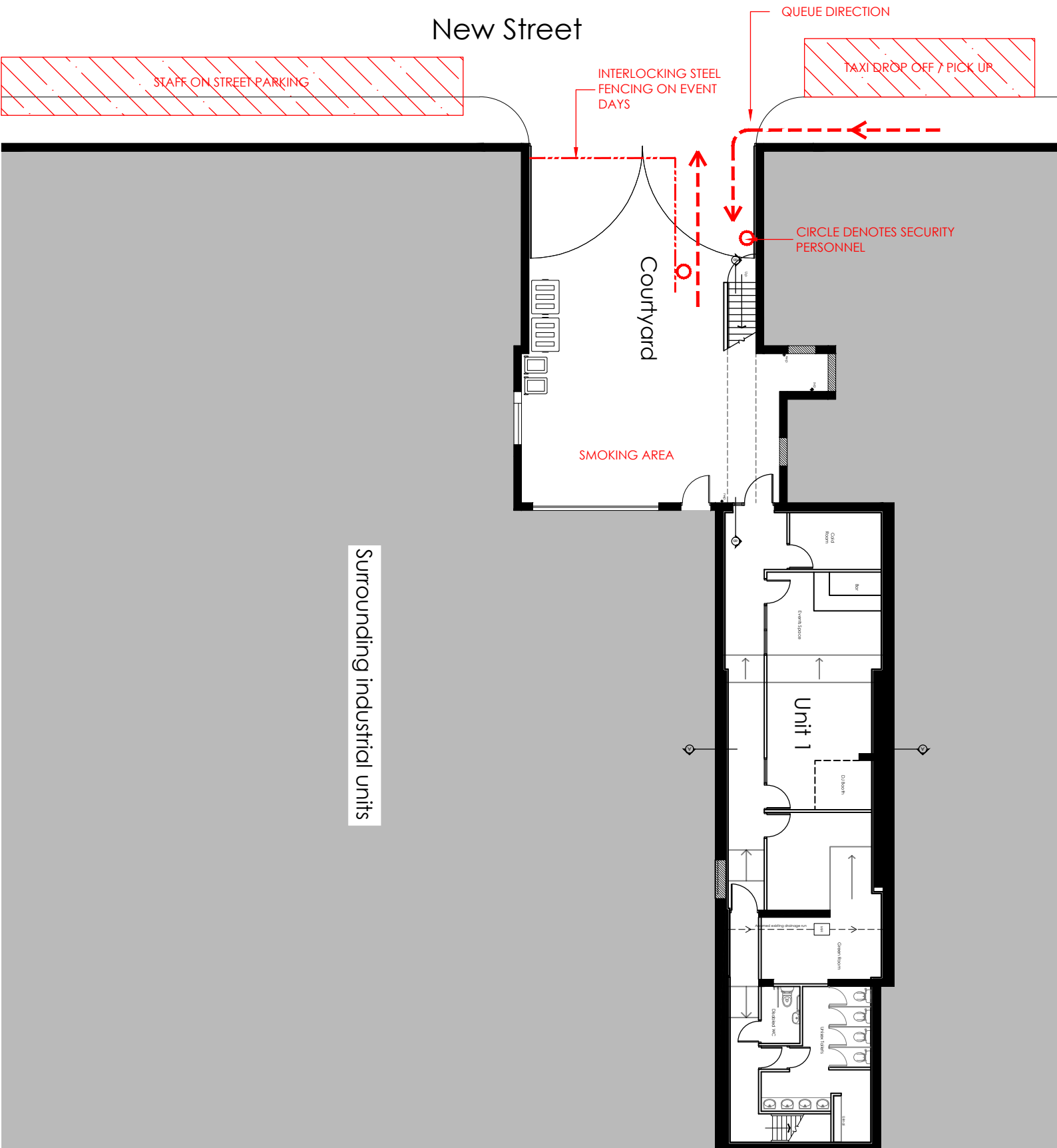
Vehicular - The venue is located just outside the city centre rendering it a perfect location to hold events due to its easy access by car and taxis. Staff members can utilise the on-street parking outside the venue on new street but will be encouraged to use public transport.

Customer cars/taxis can easily pull up directly outside the venue for drop off and pick ups indicated on the site layout on the following page.

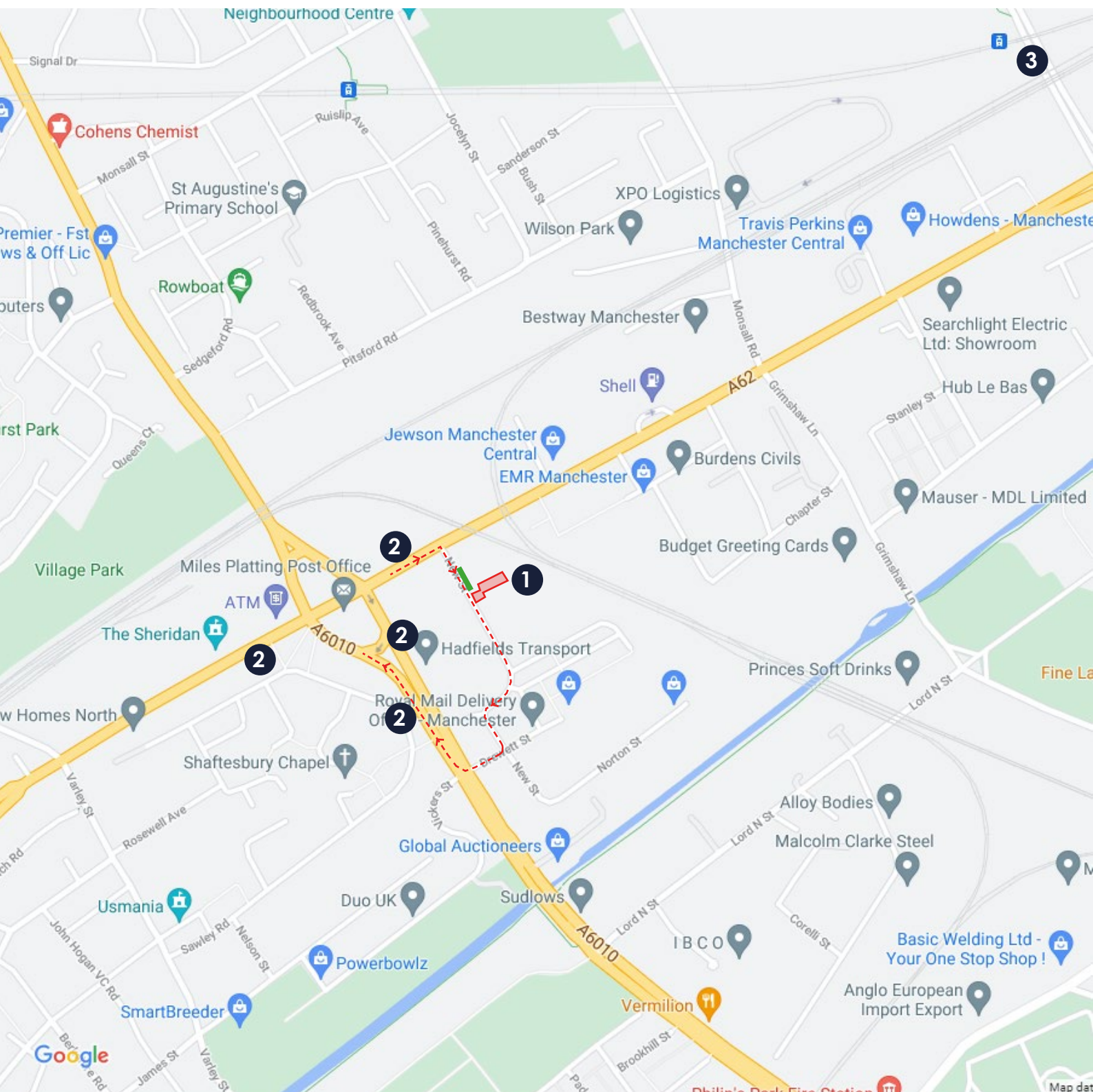
Deliveries will only be made during weekdays so no events clash. Delivery vehicles can park directly outside their short stay while they unload.

Public transport - The nearest bus top are located a short 2min walk from Oldham Road which has direct links from the city centre. Central Park tram stop is a 15min walk from the site. All customers will be encouraged and made away of public transport links when purchasing tickets.

Event admittance method



Event travel method



- ## 1 Site Location

- ## 2 Bus Stops

- ### 3 Tram Stop

(1 minute walk)

(15 minute walk)

- Vehicle flow around site
 Drop off location

- **Drop off location**

2.3 / LAYOUT

Use - The venue is has a gross internal area of 289m² across the ground a first floor. The venue has been designed so the first floor has the main venue space with breakout spaces located on the ground floor. On the ground floor there will be a green room which is to be used by staff members/artists only and a lounge/breakout space which will be accessible for all customers. As mentioned previously the main entrance will be through the first floor door with a new staircase leading to the space. A separate staircase has been located to the rear with a large corridor formed to the final exit to ensure a safe exit for all occupants of the building.

Toilets - With this being a small music venue we have designed unisex toilets which is common for venues similar to this, men's urinals have been positioned out of site of the main bathroom.

Fire Strategy - We have worked closely with a fire engineer to ensure the fire strategy throughout the building is safe and compliant with current building regulations. Staircases and corridors have been designed to be min 1100mm width, 30min FR doors with intumescent strips throughout as well as 60min fire compartmentalisation between floor and adjacent properties. External lighting is to be provided also within the external courtyard area, The fire warning system that is proposed for this building will be to BS 5839 Part 1, Category L1 with specific variations for the activities including management systems in place to ensure efficient evacuation.

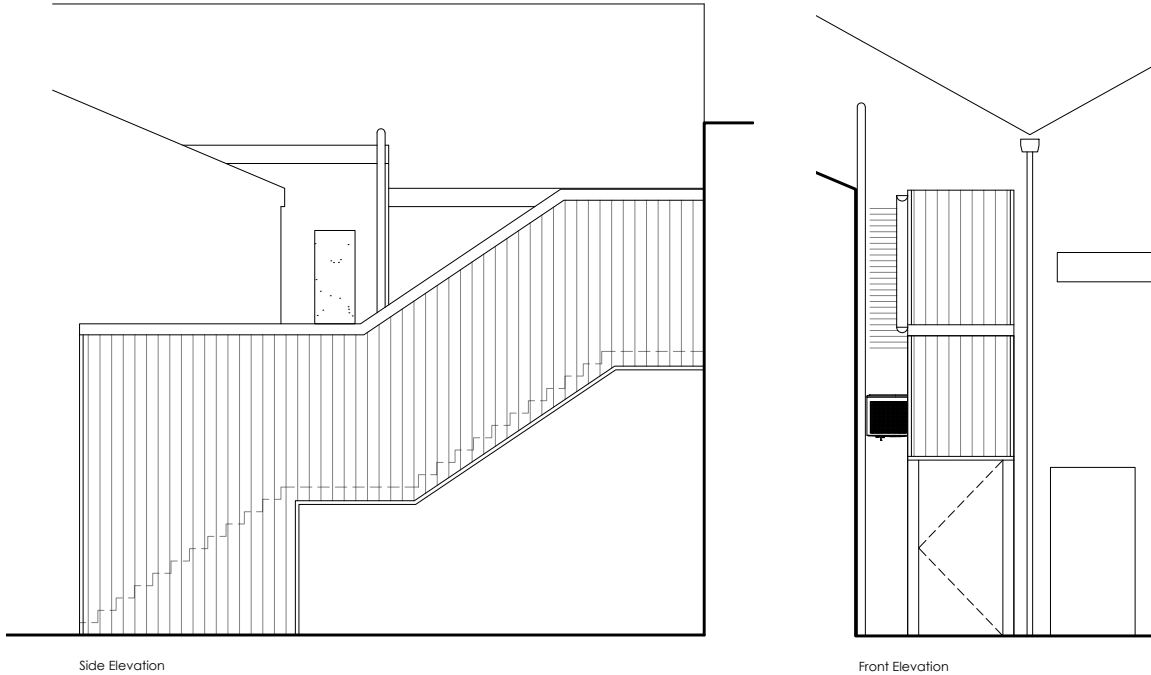
Waste - Bins are located within the external courtyard area: 1x1100ltr General waste, 1x240ltr Pulpable Waste, 1x1100ltr Mixed Recycling and 1x240ltr Food waste. Waste disposal services will be provided by a licensed carrier for events. Waste will be collected following each main event from a licensed carrier which will be able to park within the courtyard area to easy access. Internal bins will be located within the bar area and cold room where mixed recycling and glass will be separated as required. Also smaller bins will be located throughout the venue for the each event.

2.4 / SCALE

The scale of the building remains the same as the application is seeking the change of use of an existing industrial unit.

2.5 / APPEARANCE

The appearance of the building is to mostly remain the same externally. The existing metal staircase is to be replaced with a new similar metal framed staircase enclosed with a corrugated metal frame.



2.6 / CRIME

The proposed building is unlikely to attract attention from criminals, there are existing large gates into the courtyard which will be locked when no events are being held. Within the courtyard there are only two access points into the building, the staircase door and the ground floor door, it is proposed that the new external doors are to be certified to BS PAS 24.

Formal surveillance (CCTV and staff patrols) will also be utilised for deterring and detecting crime from the site. The courtyard benefits from lighting from lampposts on New Street, dusk down lighting are to be installed at the external doors of the building.



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