

AUGUST 2021

15 QUAY STREET

DESIGN & ACCESS STATEMENT

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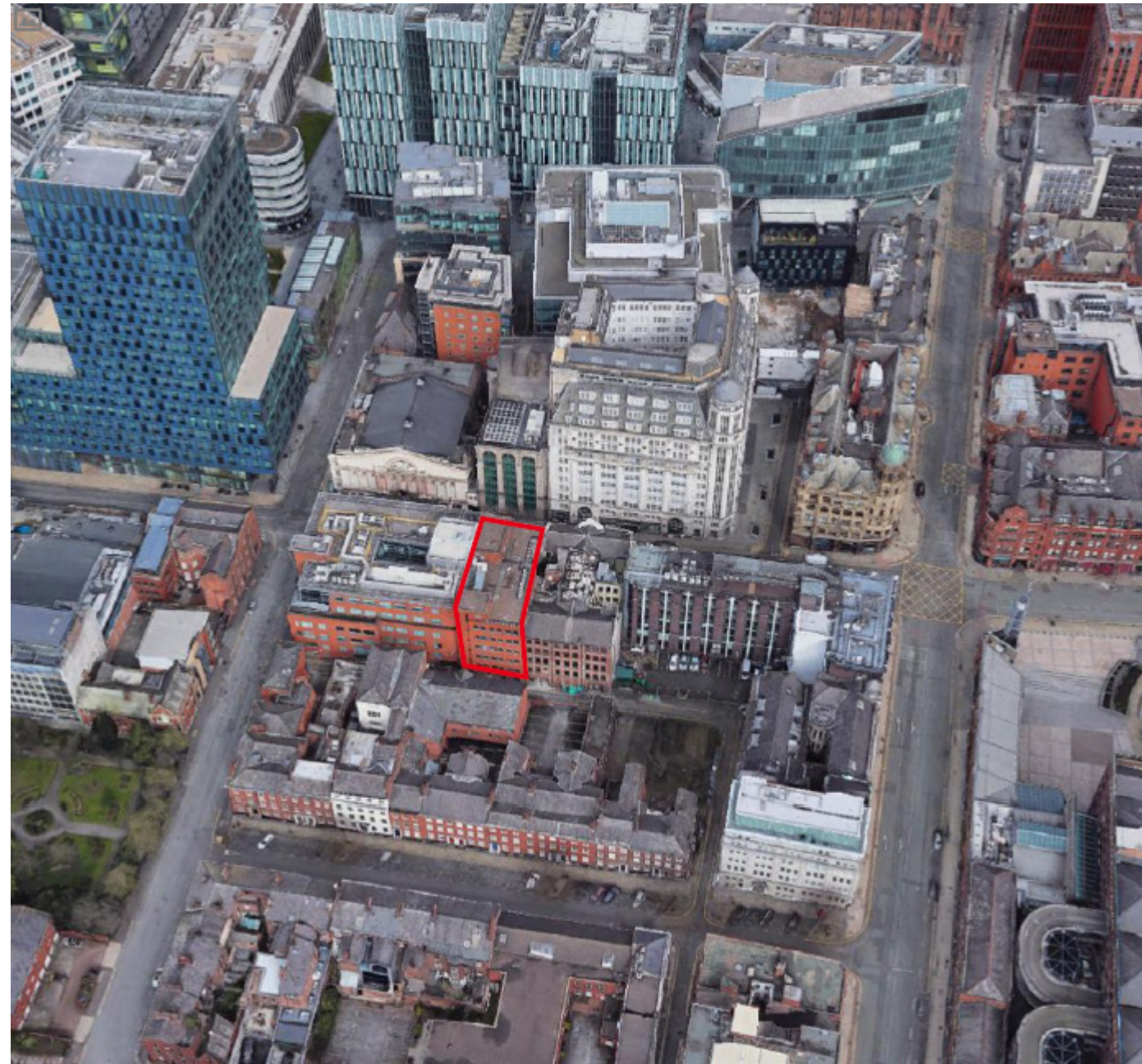
1.0

INTRODUCTION

This document has been prepared by OBI Property in conjunction with Zerum Planning Consultants on behalf of Brydell Partners as part of a planning application to create a basement gym facility. The proposals include a members only amenity gym 'The Athlete Factory'.

Any queries regarding the information within this document should be directed to:

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2.0

CONTEXT

15 Quay Street is a purpose built 5 storey office development with basement car park. The building is located on the south side of Quay Street and the edge of Spinningfields, with a rear elevation on Artillery Street. Access to the basement car park is via Artillery Street.

With Spinningfields so close, like this building, the predominant use of buildings on Quay Street are offices with some supporting retail/leisure at ground.



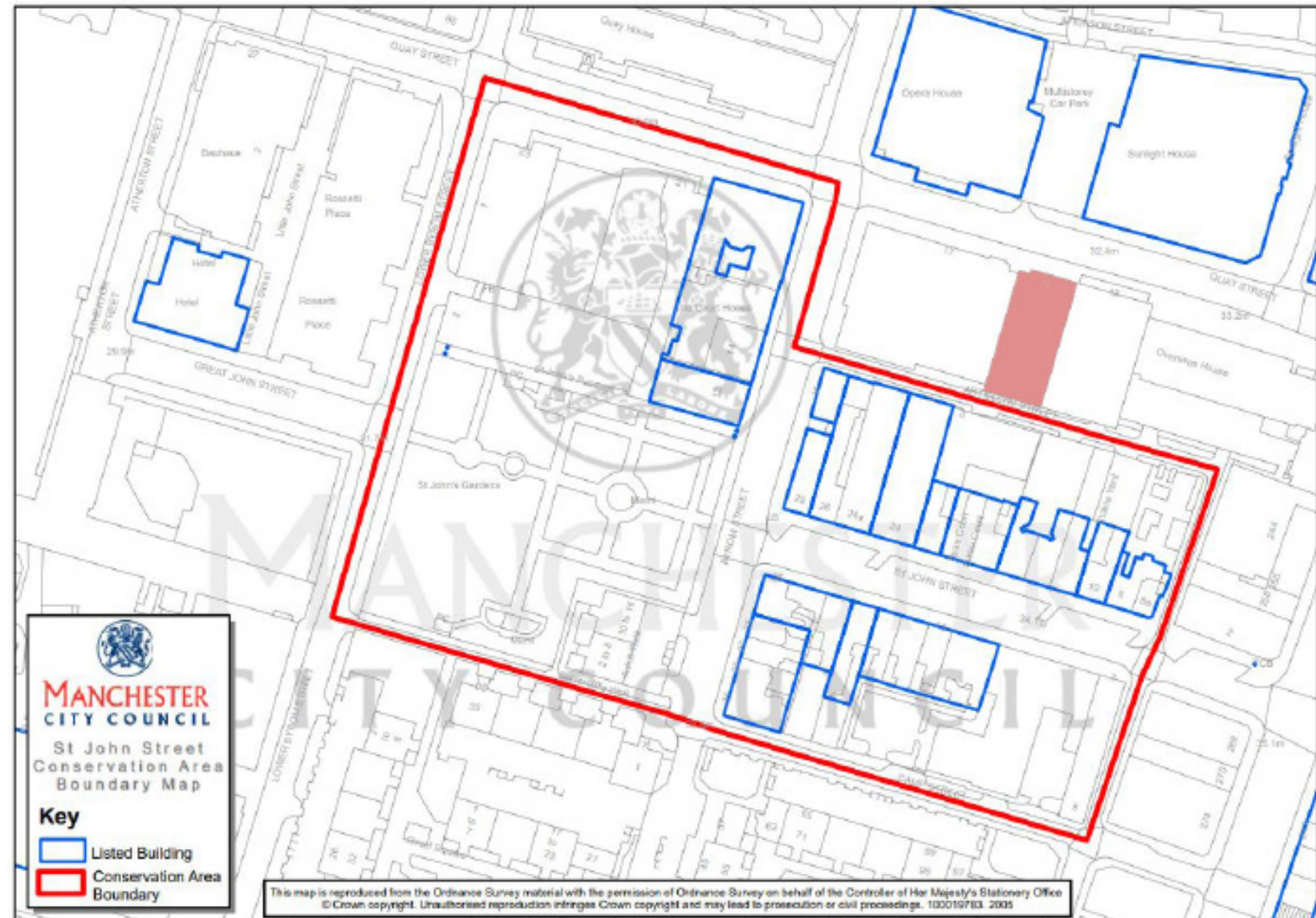
2.1 HERITAGE

The building lies within the western boundary of the Deansgate/Peter Street Conservation Area. Opposite the building on Quay Street are the Grade II Listed Opera House Theatre and Sunlight House (office block with mscp). To the rear, running along the centre line of Artillery Street, is the northern boundary of The St. John Street Conservation Area. The St John Street Conservation area mainly centres around St John Street and St John's Gardens.

The building was originally constructed as an office development around the 1980s, and the proposal to slightly remodel the entrance area and external landscape form part of a wider refurbishment scheme for the interior of the whole building. The refurbishment of the interior is necessary to update the internal environment as very little work has been carried out since the building was originally completed.



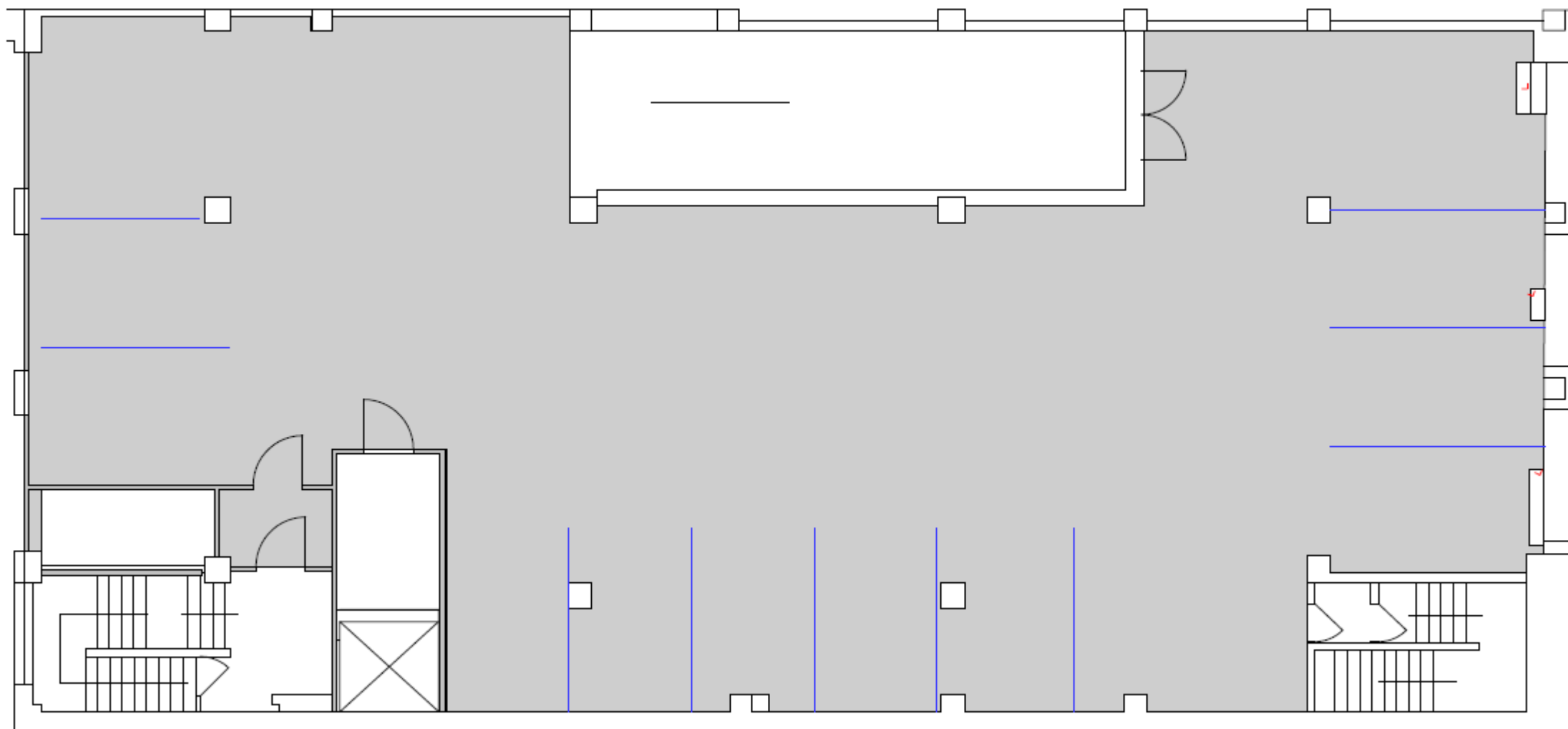
St Johns Street Conservation Area Boundary Map



Deansgate Conservation Area Boundary Map

3.0

EXISTING BASEMENT PLAN



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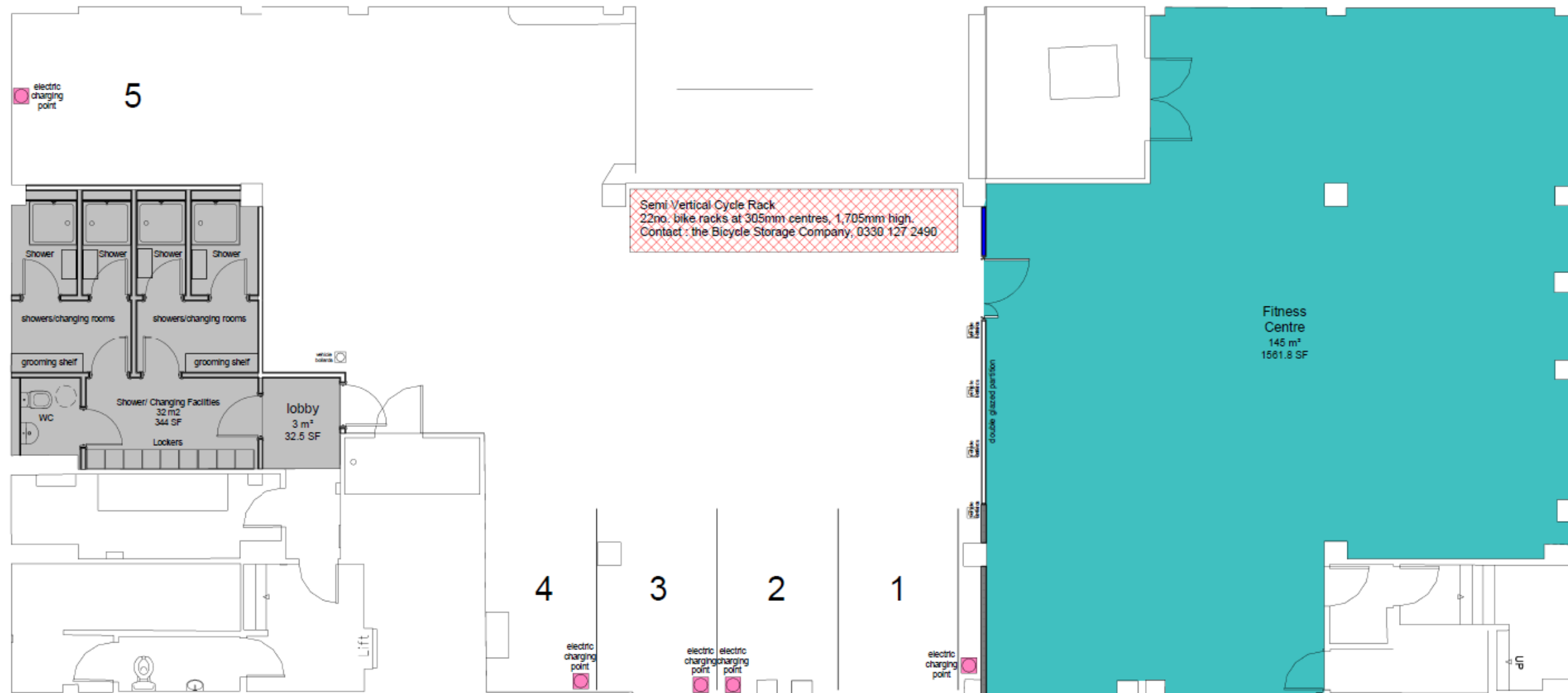
PROPOSED ALTERATIONS

To create additional amenity to the building's occupiers the proposed basement will provide a gym facility which will be occupied by the athlete factory. This gym will be for members only and not for public use. It will comprise of mainly free weights, turf track and lifting racks no traditional gym machines. There will be no music played in the gym. In addition to the gym the basement will also gain male and female shower and changing facilities with a WC. To create this additional amenity space 8 car parking spaces have been removed ,leaving 5 space including 1 accessible, however 22 bike racks have been added alongside electric car charging points.



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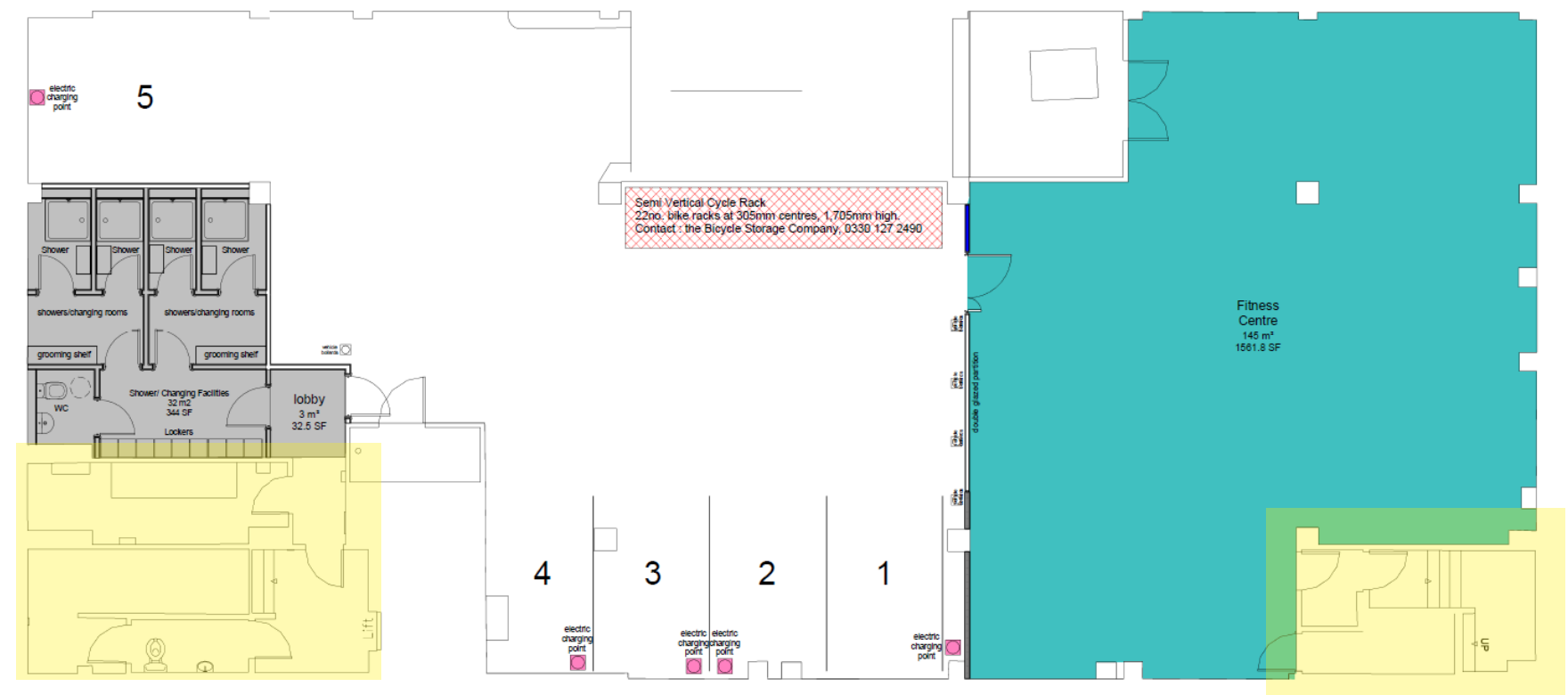
4.1 PROPOSED BASEMENT PLAN



5.0 PROPOSED BASEMENT PLAN

Access to the basement will be as per the tenancy agreement. Both the front and rear staircase provide access to the basement, the rear staircase will provide direct access into the gym.

 Pedestrian Access



6.0 SUMMARY

This application proposes alterations to the basement of 15 Quay Street. We believe removing the existing car parking spaces and adding a gym, cycle racks, car charging points and a shower and changing facility greatly improves the amenity offering of the building and makes positive impact on the environment.



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