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DESIGN & ACCESS STATEMENT



Dahna Manchester
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1 Introduction

This Design and Access Statement aims to support and explain the proposed redevelopment of a two-storey restaurant at 310 Deansgate, Manchester to extend its current use with an additional leisure feature along with external changes. It will go through the considerations that have been made regarding the design aspects of the building following the client's brief, local planning policies and pre app advice.

Pre-App advice 126655/FO/2020 (28th July 2020) - Change of use from A3 licensed restaurant to A3 restaurant with ancillary social smoking area (sui generis) in an additional floor extension.

The site is in a Conservation Area and is also within the City Centre Boundary which will influence design decisions for the building changes. In addition, the proposal also warrants further reports such as an Acoustic Assessment and an Odour and Ventilation Report for the new proposed use that will also have some impact on the design and access of the building. These will be studied and discussed within this statement to provide reasons and justification for the decisions made based on the information provided.

The existing building is principally to stay with some amendments made to the external elevations to bring it in keeping with the surroundings and enhance its prominent corner location. The applicants are expanding their existing business model of Dahna Lounge in Blackburn and creating a new venture in Manchester. Their hope is to attract customers, particularly the professional personnel, and become an integral part of the Deansgate community and the leisure-tourism designation for this area of Manchester City Centre. A new social lounge area is to be provided inside the building to offer a new unique atmosphere not yet found in this location so there will be some form of use change applicable to the planning application. The interior will also undergo a full revamp design to meet a high-end specification and reflect the new expansion of the fine-food and entertainment business the applicants are hoping to create here in Manchester.

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[illegible]

The proposal includes both internal and external changes. The external changes will include an additional floor in the form of a single storey roof-top extension (*Fig.1*) to create a socialising bar lounge area with part of this new floor space exposed to the elements. This outdoor relaxation and socialising seating space will be usable all year round with a shelter above as the roof continues overhead but cut away from the perimeter walls. This outdoor area will add a unique element to the restaurant bar offering an alfresco experience that is not commonly found in this area of Manchester and the exposure to the open air will also enable customers to legally smoke here.

2

Further to the changes to the facade of the building, the existing bulky framed fascia sign boards, unauthorised lighting features and the external menus will be removed to expose and celebrate the decorative brickwork underneath. The signage for the restaurant will be replaced by a more heritage-sympathetic softly illuminated lettering design (Fig.2).



Fig.2: Example of illuminated lettering.

The ground floor windows on the Deansgate elevation will be lowered to create a more traditional high street shopfront arrangement whilst also helping the building achieve more of a vertical emphasis. The embellished brick sills and surrounds will still be maintained to preserve the character and decorative elements of the building, acting as the stall risers for the ground floor windows. The existing and proposed glazing will be a 'frameless' glazing system with anodized fixing channels.

The rear courtyard hosting the external metal fire escape stairs and bin storage will also have its boundary walls extended to fully enclose the rear of the building and proposed extended external fire escape. Extending here would mean that all the perimeter walls of the site would be the same height, unifying all the elevations of the building. Perforated brick openings will continue the window pattern to allow natural ventilation and light into the yard space.

Please refer to submitted plans and elevations for more design arrangement.

The applicant's mission statement for the development is: "Dahna Manchester will bring to you the blend of finest food and atmosphere in the North-West. Attracting the professional personnel of the area to hold their social gatherings as well as their business meetings. Dahna Manchester will be a place like no other in a prestige setting and environment."

3 Site

The building is located in Manchester City Centre on Deansgate: a main route through the city from the outskirts leading to the Central Retail District, lined by a variety of buildings serving different uses. These buildings are mostly offices, retail units, bars, and restaurants. The site is nearby the A57 ring road (Deansgate Interchange) to the southern end and is walking distance to Deansgate train station and Manchester Oxford Road train station to the East (Fig.3).

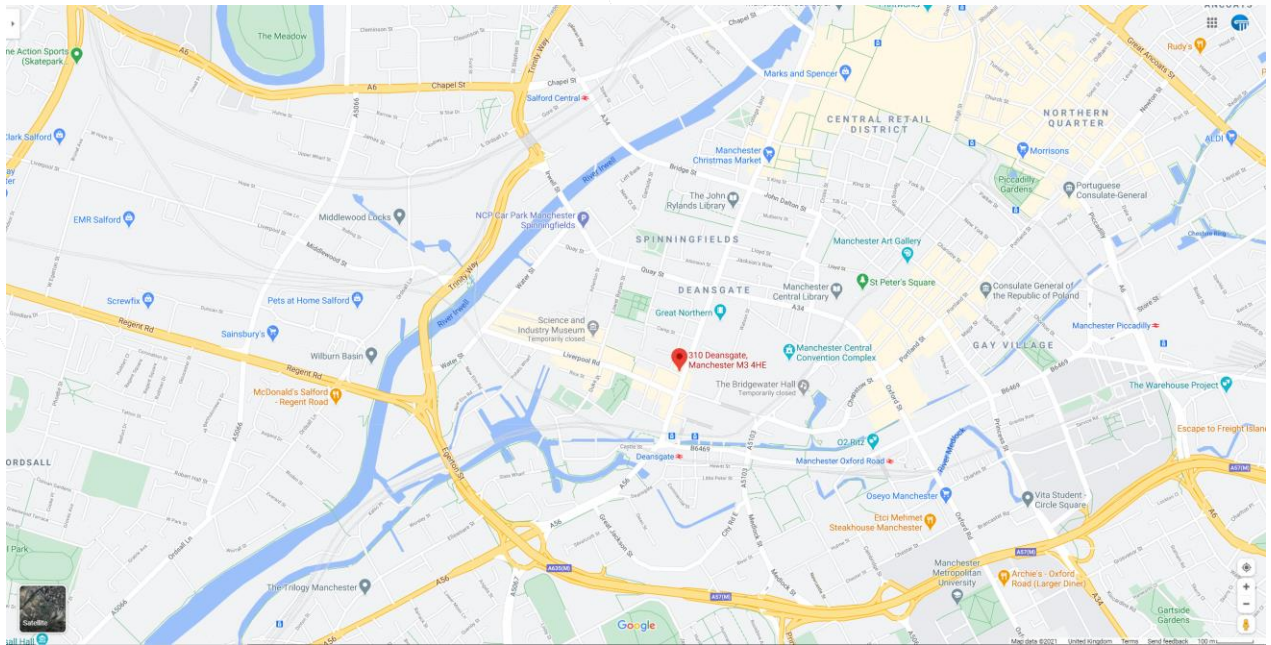


Fig.3: Location along Deansgate, image taken from Google Maps.

The rectangular redbrick detached property has a footprint of approximately 291m² and lies South on the end of a row of similar styled office buildings along Deansgate before the perpendicular junction of where Tonman Street meets it. Its closest neighbour has a slightly more simple and modern style of building than perhaps the more period properties in the area. This can be seen from the picture-style window frames and simplistic brick recesses and window surrounds. There is a clear and symmetrical pattern to this building where the ground floor windows are larger, with arched features, than those at the two levels above; yet each floor follows a similar pattern of windows openings and the recesses and surrounds emphasise the vertical elements of this Deansgate fronting elevation (Fig.4).



Fig.4: 310's nearest adjacent neighbour, image taken from Google Street View.

The longest elevation fronts Tonman Street and the corner of the building is chamfered to create a prominent angled entrance. Across this side street is a large ornate red brick building with sandstone features hosting multiple retail, restaurant, and bar units to the ground floor, that curves at each corner continuing on Tonman Street at the North end and Liverpool Road to the South end (Fig.5). Directly opposite 310 Deansgate is an enormously long row of terraced shops and other commercial units which stretches some 266m along this side of the boulevard. It is too ornate although of different architectural features to those of 310's other neighbours and has an intense replicated pattern of window and door openings that makes this row easily identifiable as belonging to Deansgate in Manchester (Fig.6).



Fig.5: Ornate curved corners building across Tonman Street, image taken from Google Street View.



Fig.6: Buildings opposite 310 stretching all along Deansgate, image taken from Google Street View.

The site also sits at the Eastern edge of the Castlefield Conservation Area. This Conservation Area has a rich history as a centre of innovation and industrialism, and the area has undergone a lot of changes throughout its growth resulting in a wide variety of architectural styles from different periods and a vast history of differing uses. As a result: *“the variety of building materials used in Castlefield is very wide, it tends to be more rugged and industrial in character than in other parts of the city centre. Stone, brick and slate are used extensively, but the most impressive building components are the massive cast-iron columns supporting the railway viaducts and, of course, the viaducts themselves...”* (Castlefield Conservation Area, Manchester City Council).

310 Deansgate currently has two storeys, whereas the rest of the street hosts elevations which are a minimum of three storeys (Fig.7). The site is mostly level with a slight incline on the Tonman Street side and the rear lies on Longworth Street (Fig.8). This is mainly used as back-street access for the buildings along Deansgate and access for residents to the apartment blocks to the rear.



Fig.7: 310 Deansgate front elevation, Google Street View (2019).

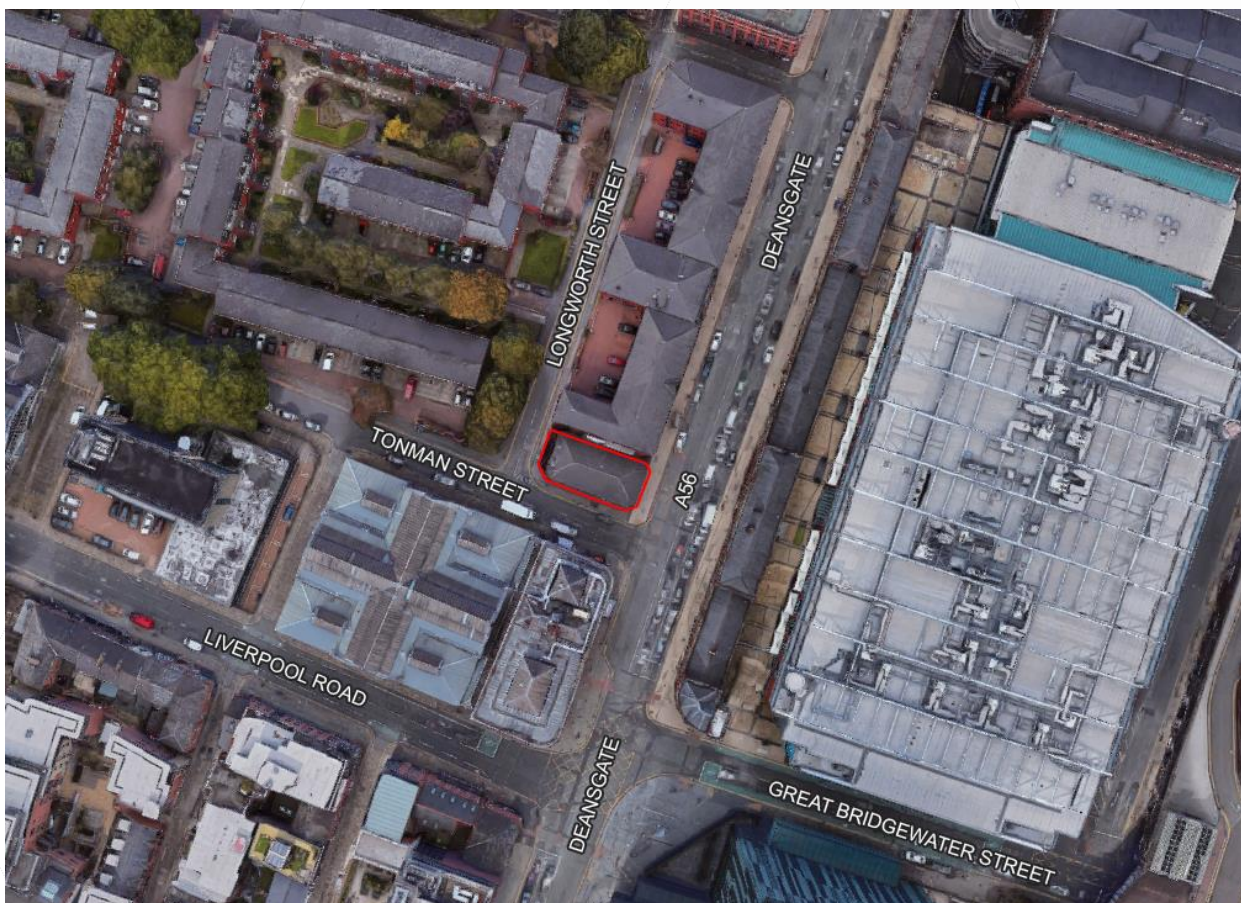


Fig.8: Location of 310 Deansgate, Google Maps (2019).

4 Design

The design mainly concerns the addition of a new floor to offer an additional use of a socialising bar-lounge area alongside the existing restaurant. To accommodate the new level, the building is to be extended from the current roof height to bring it in line with the surrounding three-storey buildings. This will result in the extension of the external walls and a new finishing level for the roof. This new top floor level will serve as a roof-top terrace with bar and lounge space for socialising with a partially open roof section to offer the unique outdoor seating area not found in this part of Manchester City Centre.

The existing buildings red-brick walls will be extended in height by just over 2m which will also increase the internal floor to ceiling height of the first floor creating a double height space. The existing windows at first floor level will be duplicated above in the extended external walls to continue the window pattern and allow natural light to flood this area of the restaurant. The existing red brick protrusion features and brick-bonding patterns that are alternated between the window openings to break up the monotony of a simplistic red-brick elevation will also continue through the wall extensions to ensure cohesion for the proposed changes.

To accommodate the new roof terrace- a parapet wall will be built on top of the extended walls to cover the new roof level perimeter. This will bring the overall height of the building to 10.8m, increasing the wall extension a further 2.5m. In comparison, the current building has an external wall height of 6.25m and its two-storey form is dwarfed by the surrounding buildings (Fig.9)- particularly the closest adjacent neighbouring office building to the North. Most of the buildings in the immediate area have facades that show or at least suggest they have three floor levels or more internally with 310 Deansgate sticking out as being the only two storey property around.



Fig.9: Difference in height, Google Street View (2021).

The borders of angled bricks that continue all around the perimeter (*Fig.10*) just above the ground floor windows and below the first-floor windows and again at the eaves will also be replicated to the top of the 2m wall extension to keep the new height of the building within the proportion of its structure, so it does not appear top heavy. The parapet wall will be built after this and have its own coping stones and brick features to differentiate from the rest of the elevation and offer the suggestion of the additional level inside from an external viewing point. After consultation with a Structural Engineer during the design process- it was discovered that the red brick band around the building was connected to a structural concrete ring beam and therefore would have to stay. This helped the evolution of the latest design and the break-up of the vertical window panels.



Fig.10: Angled brick band feature around the perimeter, HAD (2020).

The new windows will follow the same dimensions as the existing to keep to the current elevation pattern and are to be double-glazed with thin powder-coated aluminium frames to appear as “frameless” glazing panels set into the red brick protrusions of the walls. The colour of the frames is to match the existing window frames. This will give the property a modern upgrade as well as allowing more natural light to flood to the interior. Only two sides of the property allow for windows so the building will take as much advantage of this as possible. The repetitive window pattern to be proposed at 310 is also evident on the neighbouring buildings (*Fig.11*) where the window sizes and symmetry is repeated continuously along the Highway fronting elevations.

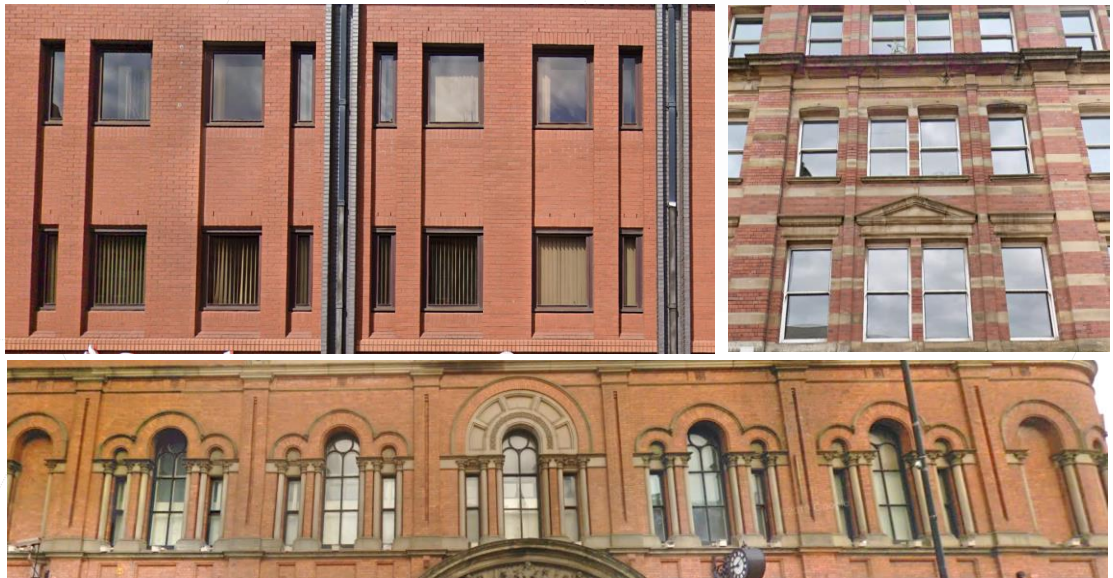


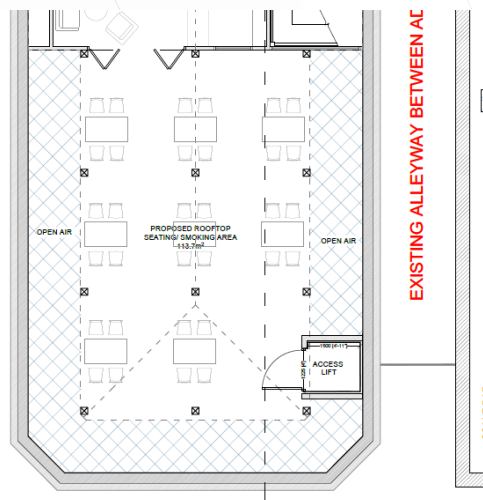
Fig.11: Repetitive window patterns on Deansgate, Google Street View (2019-2021).

The rear yard is to secure the premises’ bin store and act as a drop off and collection point for deliveries and refuse vehicles. It will also hold the external fire escape staircase and will only be accessed by members of staff on a regular basis, with customer use during an emergency only. The rear yard’s 2m tall boundary brick walls will also be extended up to meet the new proposed height of the building. To keep the rhythm of the window openings from the Tonman Street and Deansgate elevations, sections of the rear wall will mimic the sizes of the windows but instead of holding framed glazing panels, will host decorative perforated brick features (*Fig.12*) in front of galvanized metal mesh. These perforations and mesh panels will allow natural light and ventilation into the otherwise dark and ominous rear yard space. Motion sensor PIR security lighting and emergency lighting will help illuminate the space when in use, as the rear yard will be mainly used for storage purposes and only by customers in the event of an emergency.



Fig.12: Examples of perforated brick features.

As the overall building height will be brought up to the existing street scene level, the roof will also match a similar presence. The proposed roof is to follow the existing roof design as much as possible but will extend to the West over the rear yard instead of leaving this fully open. The existing shallow pitch and small hipped formations over the chamfered corners will be replicated and except for the external roof-top area, will cover the whole building. To create an external roof-terrace on the new floor level, the roof will only extend over this seating area as a shelter. This means the roof will be cut back 1.5m away from the perimeter walls on three sides so the space will be open to the elements, making this an external area where if the customers wished to smoke, they would legally be allowed to do so in this section (Fig.13).



Wall Area Calculation				
Wall Name	Wall Width [m]	Wall Height [m]	Wall Area [m²]	Percent
A	2.48	2.51	6.22	
B	8.177	2.465	20.16	
C	1.75	2.465	4.31	
D	1.8	2.465	4.44	
E	1.75	2.465	4.31	
F	1.07	2.465	2.64	
G	1.468	2.465	3.62	
H	7.468	2.465	18.41	
I	1.468	2.465	3.62	
J	10.989	2.465	27.09	
Total Wall Area			94.82	[100%]
Overall Open Air Required			48.36	[51%]
Open Air Area Calculation				
Wall Name	Wall Width [m]	Wall Height [m]	Wall Area [m²]	Percent
A	6.545	2.51	16.43	
C	0.25	2.465	0.62	
D	1.8	2.465	4.44	
E	0.25	2.465	0.62	
Total Wall Excluding Open Air			22.10	[23.9%]
Total Open Air			72.72	[76.1%]

Fig.13: Open air calculations, HAD3194-08.

Internally the existing restaurant on the ground floor and first floors will stay. The additional level for the roof-terrace will introduce a new feature to 310 Deansgate allowing a more casual and socialising experience for the venue. With a revamp of interior design to a high-specification standard, each floor will have a slightly different look to create a matching atmosphere for that floors intended use. The ground floor will host the main seating area of the restaurant, the commercial kitchen and have the point of sale and dessert counter located here. This will enable walk-in customers to visit the premises without booking a table should they want a quick bite to eat or a something to take-away. This floor will have a more relaxed and casual atmosphere and will be the focal point of any visitors to 'Dahna Manchester' (Fig.14). Currently there is a void over the ground floor from the top of the first-floor stairs- this is to be infilled with similar floor construction as the existing first floor to allow more seating arrangements on the first-floor level and create space for access to the new roof level too.



Fig.14: Ground floor interior mood board, JEM Retail.

The first-floor level will also still be used as restaurant space, also having the customer toilets located here and providing office and staff spaces too. Here the décor will play host to a finer dining experience, with booth-type seating and private rooms for functions (Fig.15). It will more likely be used for pre-booked guests during the evenings however can lend itself to the casual visitors should the ground floor be full. There will also be the ability to cater for larger functions with this space so the layout will be flexible to meet different requests.

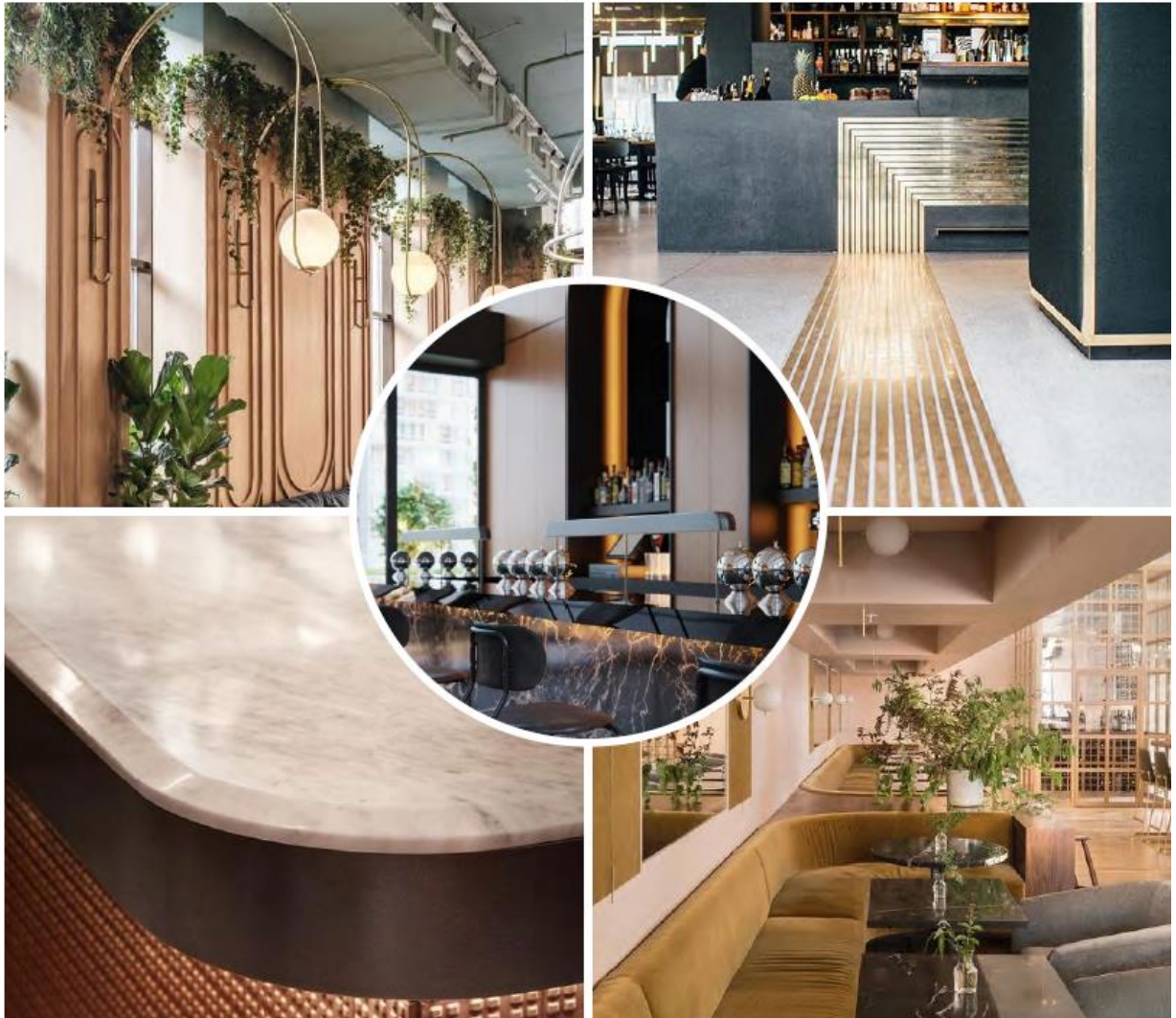


Fig.15: First floor interior mood board, JEM Retail.

Leading on from the first floor, a new staircase will be provided to take customers up to the new roof-level. Due to the double height of the first floor, these stairs will have a few turns before entering the bar lounge. The bar and lounge space to the new roof level will have a relaxed atmosphere where people can meet and socialise, with potential to show sports events and other popular culture on screens around the lounge. The full floor space will be split in half: as the stairs lead into the main seating area for this level, it will be enclosed and host the bar area; the other half of the floor space will be the external lounge, and this is where the roof will be cut away to form a shelter. Plants and outdoor style furniture will help the space be identified as the external section (*Fig.16*) and will be separated by bi-fold glass doors, so the spaces are still connected visually.



Fig.16: Second floor interior mood board, JEM Retail.

The site is located within the Castlefield Conservation Area so attention to detail has been necessary to ensure the proposed changes to the aesthetics of the building are in line with the heritage appraisal and expectation of development within this part of Manchester City Centre. This also extends to existing features of the building that do not currently conform to the Heritage status and ideals for this area such as the heavy block signage, visible external flue locations and bulky intrusive up-lighting. These are all to change as part of the development and planning application to ensure they compliment the Conservation Area and the nearby Listed Buildings.

The large black signage boards are to be removed with the brickwork behind exposed and a more sympathetic soft-lit lettering sign system is to be installed (*Fig.17*). The acrylic letters will be illuminated from behind and have a brightness of no more than 200cd/m². They will be framed in a gold perforated sleeve at a depth of 150mm. To hide the cabling, the letters will be mounted onto a subtle dark-coloured powder-coated aluminium panel. The letters will be mounted vertically down the large brick protrusion above the side double doors along the Tonman Street elevation. The Deansgate façade will host a simpler and smaller sign-board panel to follow a similar style and colour scheme to the lettering sign and will measure approximately: L3000 x H1000 x D50mm. The designs for the new signs are a much more subtle approach to labelling and identifying the premises for passers-by and they also allow the building to celebrate its decorative brick work features and presence as part of the Deansgate street scene.



Fig.17: Example of lettering for proposed signage on Tonman Street, ID Concepts.

Timeline

During the design development, various options have been considered and amended to meet the clients brief and the local planning policies. Through discussions with the Planning Officers and the clients, the design has undergone the following changes:

1

Initial design – March 2020

The initial design centred around the existing structure with the conversion of the roof into a usable outdoor space. The main bar area and extended access for this level would be covered with an inconspicuous flat roof and a fully glazed balustrade would surround the roof-top perimeter. The windows and corner entrance doors would be expanded and connected vertically to create a more glazed frontage and allow more natural light into the interior spaces using a 'frameless' window-pane design. The existing brick surrounds and recesses were retained but the overall elevations would provide a much more modern style building aesthetic.



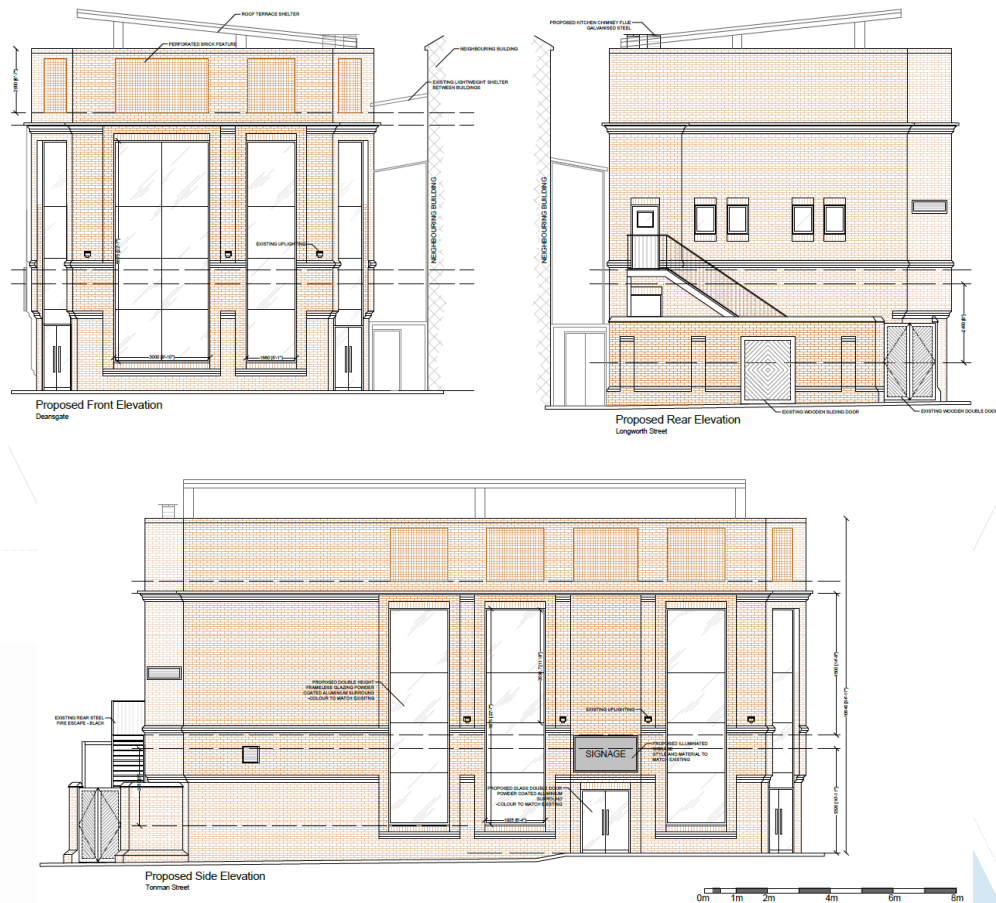
Design Points:

- Existing storeys to stay
- Window changes to create height and modernise
- Roof to be removed and roof terrace created
- Glass balustrade to perimeter of roof space

2

Change 1 – June 2020

Due to the dwarfed nature of the existing two-storey structure, it was proposed to raise the overall finishing level of the new roof-top space and create a double-height space on the first floor to bring the building height up to a level corresponding with the neighbouring properties. The glazed balustrade at the roof level was also removed for a perforated brick wall to experiment with different brick-bonding styles. The flat roof over the seating and bar area was slightly inclined to offer more height too.



Design Points:

- Increased first floor ceiling height
- Raised roof terrace walls
- Perforations in walls to roof terrace to add to open air
- Lean-to shelter roof set back to cover roof terrace
- Elongated windows extended to new height

3

Change 2 – July 2020

After consultation with a Structural Engineer, the red brick banding around the perimeter needed to remain as an integral and necessary structural feature of the building. The extended glazing would therefore be punctuated by the border of red brick, so this was replicated in the new walls above to keep the new windows in proportion to the rest of the building.

The flat roof and brick-wall parapet wall was also deemed not in keeping with the Heritage status of the area so a mansard-type roof with dormer windows was proposed in response. Following a similar design like the residential buildings seen in other areas of Castlefield.

The rear fire escape was also extended to serve as an escape route for the new roof level.



Design Points:

- Windows and proposed structure altered in line with structural engineers' comments
- Mansard roof design proposed to roof terrace
- Dormer windows added to mimic those of nearby buildings in Castlefield
- Extended rear fire escape staircase

Change 3 – August 2020

The mansard roof design proved difficult to blend in with the existing street scene, so a copy of the existing roof was proposed to the perimeter of the new second floor. This was a shallow hipped roof and appeared from the street level as a full roof. The inside would be cut away, creating a covered “U” shape to still allow for the external element of the bar-lounge at this level. The rear yard was also decided to be covered by extending the boundary walls to the new building height to assist with the aesthetics of the building creating a similar elevation to the other visible sides.



Design Points:

- Parapet wall to roof terrace
- Shallow hipped roof added to continue the street scene and replicate existing roof
- Rear fire escape encased in extended red-brick walls
- Perforation to new rear walls in place of window to continue pattern of openings
- Roof to follow perimeter with central area open to elements

5

Change 4 – October 2020

Additional windows were added to further enhance the pattern on the street scene, and the roof and parapet wall was raised again to match up with the neighbouring building to the North along Deansgate.



Design Points:

- Additional windows added to enhance street pattern and amend blank part of elevation
- Perimeter hipped roof raised in level to meet neighbouring heights

Further calculations were done to check the suitability for the external area of the roof-level, and it was deemed necessary to alter the roof configuration again to comply with legislation so the area could be classed as external. The design was then reverted to a copy of the existing roof with the part over the outdoor area cut way from the structure to form a shelter. Connections with the structure was also considered to ensure the scheme could be realised on site.



Design Points:

- Open air options re-designed to allow for proposed use of roof terrace
- Perimeter roof pushed back to protect residential to rear from potential noise
- Hipped roof in line with existing and to continue street scene

Final design – February 2021

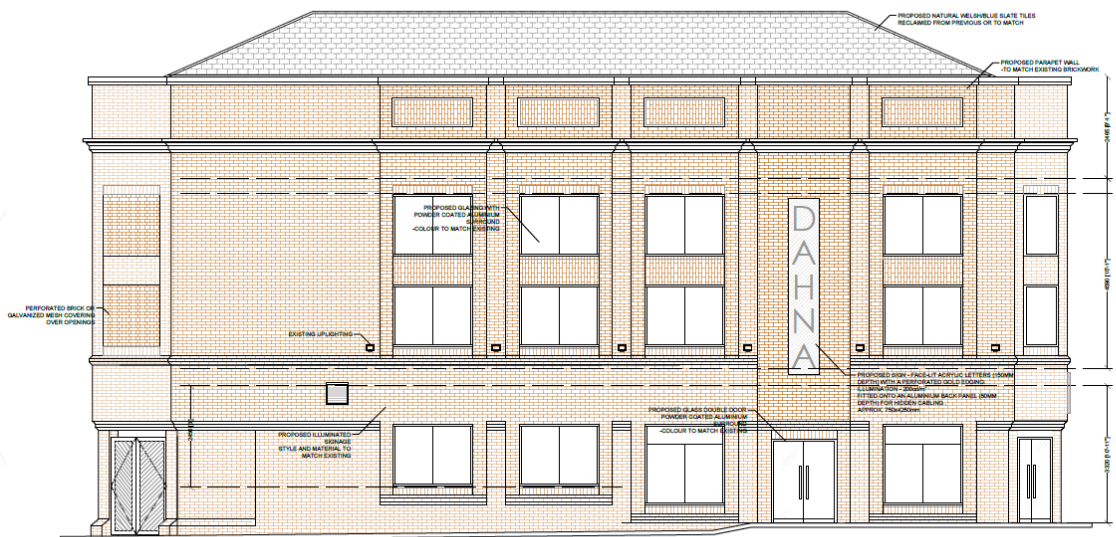
To address the Heritage significance of the area- a new signage scheme was created to compliment the building better. The illuminated lettering option was chosen as a preferred choice given in the Conservation Area design guidance and result of a less intrusive feature of the building.



Proposed Front Elevation
Deansgate



Proposed Rear Elevation
Longworth Street



Proposed Side Elevation
Tonman Street

0m 1m 2m 4m 6m 8m

Design Points:

- Signage changes

4.1 Use

The ground and the first floor will continue to serve as a restaurant while the new proposed second floor at the roof level will serve as a mixed-use space: with a bar, outdoor terrace, and general socialising lounge space. The restaurant will be serving top quality hot food and desserts with capability to offer quick bites during breakfast and lunch times, as demanded for in the affluent and competitive area for this part of Deansgate. The restaurant will still only manage to serve a similar number of customers as it currently does (approximately 120 covers), with the additional floor having capability to hold no more than 50 extra customers at its highest capacity.

4.2 Amount and Layout

The layout will not alter greatly as the footprint will remain the same and only the heights will increase as a new level is added. The layout for the new level will be determined by the access from the first floor and the location of the open-air section which will need to be located at the furthest point away from the nearest sensitive receptors: the local residents to the rear.

The amenities and services will be on west side of the building (to the rear) with most of the internal floor space serving as seating and customer space as it is currently. The existing rear part of the property contains a small yard where the escape stairs and bins are located- this is to remain with the new perimeter walls fully enclosing it and hiding it from view.

The main escape route will be the enclosed staircase to the rear of the building. The existing staircase and new access stairs to the roof level will continue at the North side of the building. There are three exits to the front of the building and two at the rear for means of escape.

The amount of development appears from the drawings to almost double the existing layout however the scheme is only creating one additional floor, as the first-floor ceiling height is increased creating a larger form. This is necessary to bring the building up to a similar level as the surrounding buildings, emphasizing the cohesion along the street scene. This amount of development is adequate for the prominent corner location and aspirations for what the venue will become.

Please refer to plans for further information on the existing and proposed layouts.

4.3 Scale

Currently the scale of the two-storey building sticks out for all the wrong reasons. It is dwarfed by its surrounding neighbours and as a part of the Deansgate boulevard needs to be brought up to the same standard and prominence as these other buildings. The proposal involves adding an additional storey that will bring the building to the same eaves level as the nearest neighbouring building (298 Deansgate). The surrounding buildings all have three or more storeys, so the additional floor will help the building achieve a more cohesive presence on Deansgate (*Fig.18*).

The walls will continue the elevational pattern of the windows and openings that also are reflected in scale on the surrounding buildings. The proportions have been designed to fit with the existing façade and ensuring the additional structure above is not seen as “top-heavy”.



Fig.18: Scale comparison along street scene, HAD3194-13.

4.4 Landscaping

There will be no real changes to the landscaping with limited, if not, no scope for providing areas of greenery within the existing site. The roof terrace will incorporate some potted and trellis planting as part of the external identity and décor however this will be sheltered from the street scene and is mainly an interior design aspect.

4.5 Appearance

The existing two-storey building is formed with modern red engineering brick walls with bronze-coloured aluminium framed glazing situated in protruded deep decorative brickwork reveals. The shallow pitched hipped roof is tiled with slate and is hipped on the chamfered corners. The footprint of the building is basically rectangular with chamfered corners on the three sides visible from the Highway. The buildings unique shape lends itself well on the edge of the street, separating it from the straight lines and taking in the corner. It attempts to contribute to the repetition and terracing of the adjacent buildings but in a way that it can be identified as an individual building and hold its own architectural merit. This makes it currently stand out from the street scene but is seen to have a negative impact due to its dwarfed scale and minimal façade features do not provide much of a connection to the surrounding buildings.

The new proposed alterations will be done with materials matching or exceeding the quality of the existing building. The proposed design maintains features unique to the building like its decorative deep window reveals, brick lancets and chamfered brick cornices while upgrading the glazing to create vertical emphasis and bring in more natural light to the interior. It is stated in the *Castlefield Conservation Area under Control and Development* that: “*Ideally, new developments should incorporate a mix of uses. In places where existing buildings have narrow frontages, it is important that new proposals have similar dimensions. This will ensure that a vertical rhythm in the 'street wall' is maintained when viewed obliquely*”.

The new top floor will be protected by a shallow pitched semi-open roof with the similar external appearance to the existing roof. Below this the entablature will be decorated with recessed brick elements and a decorative masonry cornice complimenting the existing brick details on the building and continuing the vertical rhythm.

5 Access

The main access to the site will remain the same at the corner of the building where Deansgate and Tonman Street meet. The access is levelled so will allow wheelchair users to easily enter the building. The site currently only has general access stairs and a small lift to reach the other levels. There is however a provision for the existing lift to extend to all floors which has been proposed to improve accessibility within the building. The lift will be positioned where there will be minimal or no obstructions with adequate clearance for wheelchair users. The external escape staircase to the rear will also be extended to reach the new floor for an alternative exit in the event of any emergency.

The venue is proposed to be mainly table-service so customers will not need to orientate themselves around the premises to gain familiarity. Clear signage for the different levels, access routes, toilets, and staff only areas will be sign posted in suitable locations to assist visitors around the building. There is also to be separate access stairs for the staff to use to the basement, ground and first floor levels- this will avoid collisions with customers as they travel between levels using the main staircase.

Access for deliveries and refuse-collections will continue as it does currently via the rear yard and the sliding timber door access at Longworth Street. Site plan reference number: HAD3194-15 and HAD3194-16 show the arrangements for these occurrences (Fig.19).

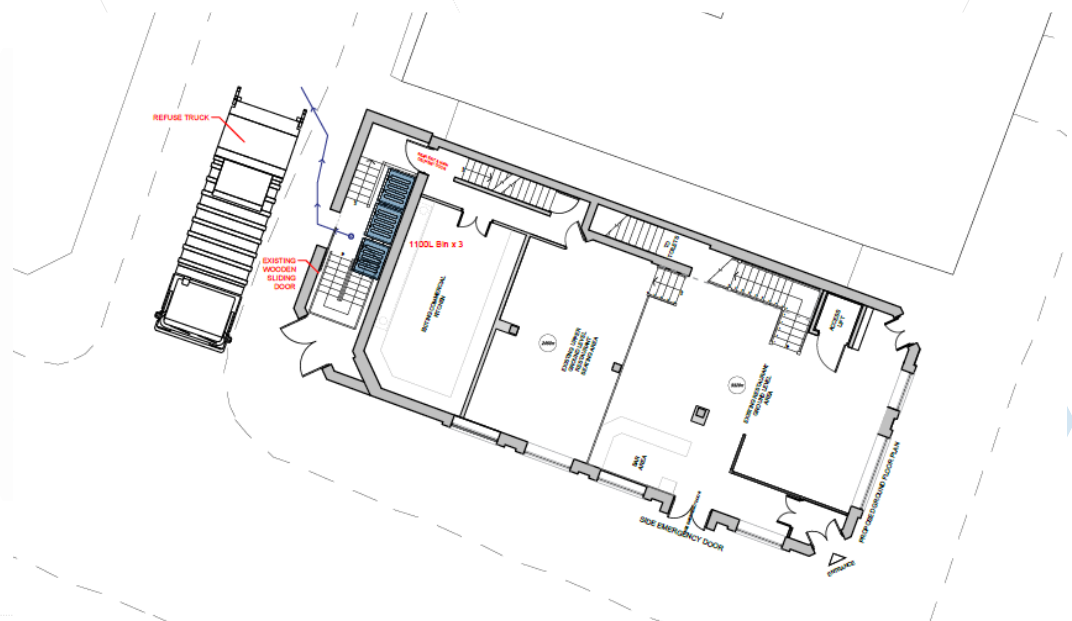


Fig.19: Excerpt from site plan showing bin collection, HAD3194-15.

5.1 Parking & Transport Links

Local amenities that currently serve the existing properties in this area will continue lend themselves to this proposed development at 310 Deansgate, with the city centre, retail, and transport links all within walking distance. There is also a bus stop located on Deansgate a few metres from the site, as well as dedicated cycle routes located nearby, encouraging more sustainable modes of transport to and from the site.

Due to the city centre location, it is envisaged that many users will travel into the area via public transport and walking methods. Should users wish to drive their own private vehicles, there is ample on-street restricted parking and nearby multi-storey car parks for their use. Alternatively, if customers are travelling from further afield, the site is within walking distance to the popular Deansgate train station alongside the Deansgate - Castleford light railways Interchange (*Fig.20*).

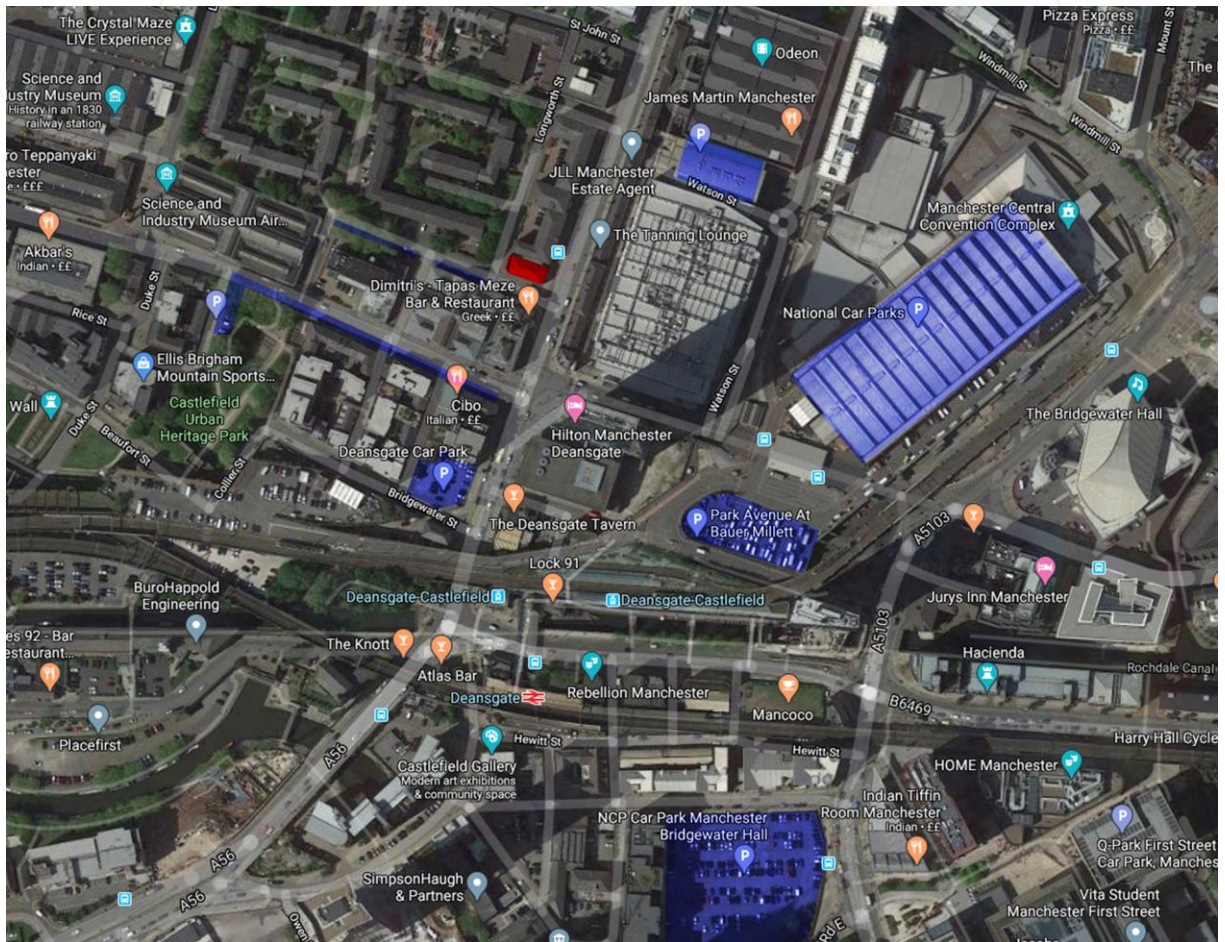


Fig 20: Car parking highlighted in blue. Site highlighted in red. Google Maps, 2019.