

19-059 ARDWICK BOXING CLUB D&A STATEMENT

1. Introduction

This D&A Statement sets out the principles for a simple single storey extension to the existing Boxing Club at Clayton Lane, Manchester.

2. Ownership

The site is wholly owned by Ardwick Boxing Club.

3. Current Use

The site is currently operated as an amateur Boxing Club.

4. Ecology & Arboriculture

The project consists of a single storey extension built within the confines of the existing site. There are no trees or existing landscape affected by this proposal.

5. Design Principles

The project provides a simple heated space that can be used for boxing training and other community uses. Internal daylighting is provided by high level windows and the building envelope is constructed in masonry to give durability, security and low maintenance.

6. Schedule of Accommodation

The extension provides a new room of 140m² floor area for Boxing Training and Community Use. Internal alterations provide a new corridor to connect the main entrance to the new accommodation. The existing gym is converted into a new community space.

7. Energy and Sustainability

The elements of construction will be designed to comply with Part L2A of the current Building Regulations. Elements of structure will have the following u-values.

Floor: 0.25W/m²K

Roof: 0.18W/m²K

Walls: 0.25W/m²K

Windows & Doors: 1.8W/m²K

The extension will be a heated space. Heating will be provided by new radiators fed from the existing boiler, which has capacity to cope with the increased load.

8. Materials

The proposed extension will use similar materials based on the existing building.

Roof: Profiled steel composite deck colour to match existing.

Walls: Red/Brown facing brick to match existing.

Windows: UPVC dark grey RAL 7016

Doors: Steel faced dark grey RAL 7016

9. Boundary Treatments

The existing palisade boundary fence is to be retained and is unaffected by the proposed extension.

10. Car Parking

The area at the rear of the building is wholly finished in block pavements and is only in partial use as a car park. This application makes beneficial use of the unused parking space by providing accommodation for training and community use. There are no further car parking spaces provided as part of this application.

11. Drainage

The existing combined drainage system has sufficient capacity to cope with the variation in surface water runoff from the completed scheme. All new surface water drainage will be connected into the existing drainage system.

12. Access Arrangements

There are two entrances into the existing Club. The main entrance on Clayton Lane is accessed via 4no. internal steps. The rear access to the building provides a level access over a DDA door threshold giving good access for persons in wheelchairs. This existing arrangement will be maintained to allow level access into the new community space. The new double external doors provided, with DDA threshold, in the extension will be used primarily as a fire escape and as occasional access for community use.