Design and Access Statement

Location	**Basement Unit, 45-47 Newton Street, Manchester, M1 1FT**
Proposal	**Proposed change of use from D1 – Makeup Academy to D2 Gym**
Applicant	**Mr Josh Yell and Mr T Melody**

Location - General

Newton Street is a key route within the Northern Quarter Area of Manchester linking the ring road in Ancoats to the key junction of Piccadilly and Portland Street in the City Centre. The general area has long been experiencing a surge of investment in residential and commercial activity, and is considered one of the most vibrant parts of the city centre.

45-47 Newton Street lies to the North-East side of Newton Street and is bounded by 29 Dale Street to the South West and 49 Newton Street to the North East.

Location - Specific

The unit itself can be found spread across the 2 addresses at basement level, with access from street level directly into a stair well fronting on to Newton Street.

The existing building is part of a larger block which has a central courtyard. This provides service access and provision as well as allowing light into the rear. At ground floor level, directly adjacent to the entrance is a ginnel which provides access to the central courtyard.

The upper floors of the building are used for offices, whilst the ground floor has recently secured permission for bar and restaurant use.

Socio Economic Assessment

The constant growth in residential development in this part of the city means there is an increasing demand for ancillary support services for local residents. More traditionally these have been in the form of bar and restaurant developments, but more recently core facilities such as convenience stores, medical and health and wellbeing facilities have been in greater demand. The local area had always had a high transient local population due to the proximity of the Piccadilly hotels, but this has more recently been swollen by the new Easy Hotel development opposite.

The proposed gym will offer a unique fitness experience for both residents and local employees. It will be completely class based, offering both 45 minute spin classes and 45 minute HIIT full body workout on a pay as you go basis. This quick hit approach to fitness development should prove popular to both pre-work and lunchtime visitors from local businesses, and also prove attractive to local residents. Classes will be pre-booked via website and app and will also enable use by casual work and pleasure visitors from local hotels.

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Planning Policy Assessment

Conservation areas DC.18
45-47 Newton Street lies within the Stephenson's Square Conservation area.
The proposals seek to work within the existing building structure and the primary elements of proposed alteration are largely cosmetic and are as follows:

- Introduction of AC inverter units to service ginnel at ground floor level to the side.
- Redecoration to front elevation.
- Replacement/refurbishment of extract vents to rear service elevation.
- The main changes are internal and will be dealt with by the heritage statement. Removal of non-original internal fabric – as detailed on attached schedule of works and photographs.

The scale size and massing of the proposals is such that we consider the minor amendments proposed are appropriate to the preservation and enhancement of the Conservation area.

Listed Buildings DC.19
Number 45-47 Newton street is a Grade II Listed Building and we have produced a Heritage statement and Section 12 NPPF justification, in addition to method statements and a schedule of works affecting the asset.

Development and Noise DC 26
The application will include appropriate Acoustic reports and recommendations to avoid noise break out. The existing internal fabric will need to be upgraded to prevent sound leakage to existing upper floors.

The studio areas, in keeping with the fast hi-intensity nature of the excercise will have fairly loud music and instructor direction, and will be the main source of noise, and this will be attenuated by local treatment. The reception, sanitary and change areas will only have background music.

The basement location and limited number of windows will minimise the risk of noise breakout to Newton Street and service areas at the rear.

Where weak points in the existing structure do occur they will be attenuated through floor and ceiling upgrades and secondary glazing where required.

Deliveries, Waste storage, Refuse and recycling DC27.
Once operational the gym will have very little servicing requirement. Although there is a small vending area, this will sell pre-packaged drinks and food supplement items. Which will be ordered and delivered on an as required basis. Deliveries will be via the main entrance and access stairs.

The building will not have a high requirement for waste management. Waste generated will be stored within the unit, and taken out via the main entrance to meet the collection times. This is part of the existing tenant management strategy and a frequent collection plan is already in place by New Look Waste Disposal Services.

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Secured by Design
The operators undertake to comply with Secure by Design standards in all new works and installations proposed. An initial assessment has been carried out to review security measures and features and note the following:-
• The rear courtyard is secured by existing gates at all times and is only accessible by contacting the caretaker. All deliveries and refuse collection is organised and managed by the caretaker. There are no out of hours deliveries or vehicle movements.
• There is a secure cycle store for staff which is fully fenced and has keypad access.
•The main entrance will be protected by BS locking and will be monitored by the operators CCTV installation and internal alarm system which will be on a monitored call out basis.

Parking and Transport
Site Accessibility: The location is city centre and we would consider the site to be accessible by sustainable transport modes for both staff and customers.

No specific parking has been provided but we would contend that users of the building would be arriving by public transport or on foot, or by using available parking provisions within the city centre.

There are on street short-stay parking opportunities in the immediate vicinity and long stay car parks are located at Tib Street and Port Street nearby.

Secure cycle parking is provided for staff as noted above.

Construction/Fit out Management Plan:
We would anticipate that any construction works will be undertaken by a fit out specialist who will operate a 'just in time' system for delivery of goods and materials, and the removal of refuse during off peak or out of hours times.

Involvement
We have had initial discussions with Angela Leckie from Manchester Council Planning Department and she advised on the need for accompanying and supporting information etc.

Use of the Building
The existing building has just secured permission for A3 use at ground floor level. The upper floors are in office B1 use. The existing basement has permission for D1 educational/training use.

Scale and Amount of Development
Development is limited to the following;
• A change of use with building operations to the basement from the use noted above D1, to D3.
• Building works to facilitate mechanical extract systems by careful modifications to the existing rear elevation (yard side) windows and provision of air conditioning condensers sited within the adjacent service access ginnel
• Refurbishment but retention of existing entrance door and screen and windows

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• Provision of new non-illuminated identity signage

Layout and Appearance
The proposals will re-use the existing structural opening (existing entrance) to Newton Street to maintain the rhythm of openings and preserve the general street-scene.

Access Statement

There are 2 possible means of access into the basement unit.

Option 1
This is via the existing entrance on Newton Street. Access is up a small step into a ground floor lobby area, where a stair descends to basement level. The stair is ambulant compliant and has handrails to both sides.

Fob reader access control will be provided at the entrance and will be accompanied by an intercom which will allow access assistance to be sought if required from staff members.

There is no wheelchair access available via this entrance.

Option 2
This entrance provides access primarily for the upper floor offices. Access is via a number of small steps with a rise of approximately 400mm. The entrance is access controlled, and gives entry to a lobby with lift access, primarily to the upper floors.

It would be possible to provide accompanied wheelchair access to basement level from this entrance, and assistance could be sought via a designated call point/intercom from this entrance. Access up to the entrance would need to be via temporary suitcase or folding ramp.

Once within the lobby accompanied access could be provided via the existing passenger lift to the basement level.

Access Conclusion
For able users of those with only limited ambulant mobility the existing main entrance (option 1) provides access to an ambulant stair with handrails on both sides.

For wheelchair users, option 2 provides an existing route down to basement level. Albeit one that will have to be assisted, and would have to utilise a suitcase or portable ramp up to lobby level from street level.

No other options are available without significant impact on the existing fabric, or without breaking into areas occupied by other tenants.

On balance we believe that this is the only option that can satisfactorily satisfy the requirement for full access down to basement level.

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Once within the unit at basement level, level access is provided throughout, and is supplemented by a disabled accessible w.c, shower and change area.

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Photos



Proposed position of air conditioning units in service ginnel to side



View of ginnel showing existing high level ventilation grille above window in double height space within basement unit



View showing existing low level ventilation grille below window in double height space within basement unit

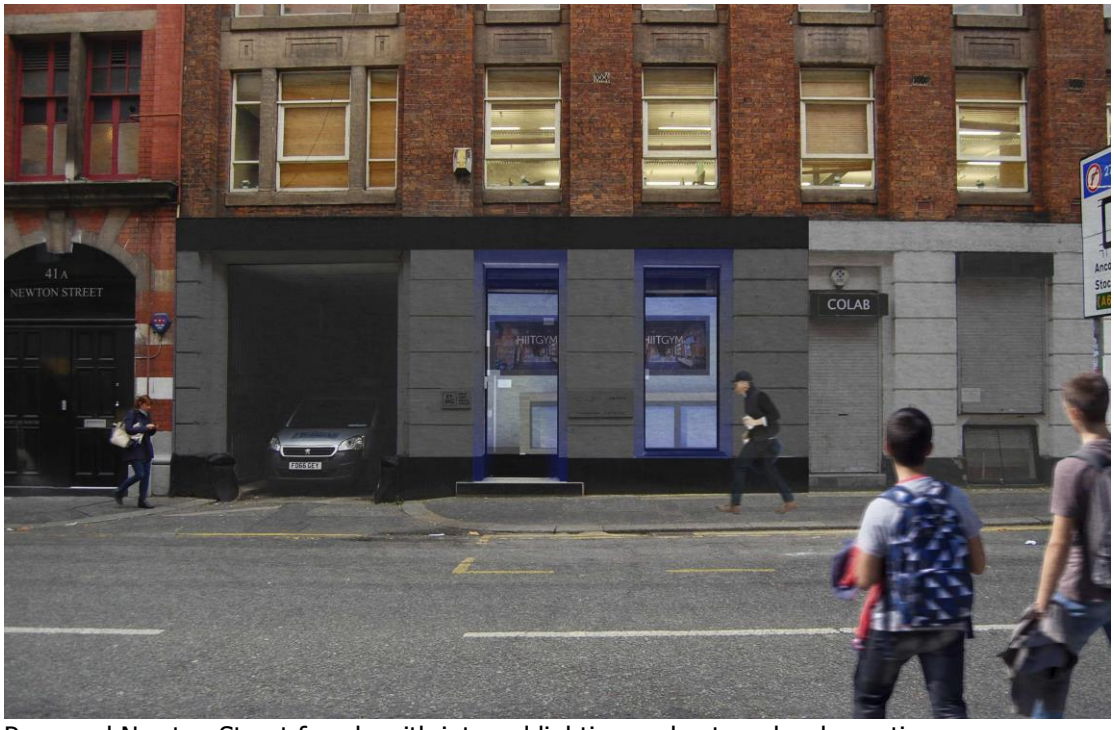


Front view of Newton Street Entrance

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Existing Newton Street facade



Proposed Newton Street façade with internal lighting and external redecoration

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