Design & Access Statement



Development of existing building from D1 into B1

This Design & Access statement has been submitted for the proposed change of use and alterations to Platt Chapel into two self-contained B1 Office Suites; with new mezzanine floors.

Platt Chapel,
186 Wilmslow Road, Rusholme,
Manchester

4th August 2016

Site Analysis



Figure 1: Aerial View of location (Google Maps)

Platt Chapel is situated in Rusholme, south Manchester. A Grade II Listed Building, Platt Chapel dates back from 1700, it is situated on Wilmslow Road (A6010) south of Grangethorpe Road and just north of Fallowfield. The property is located close to Manchester High School for Girls, St James' C of E Primary School and Platt Fields Park. Manchester Universities Fallowfield Campus is also located just south of the site.

The properties red brick matches the local areas common construction materials and uses architectural detailing common with churches and chapels constructed in its era.

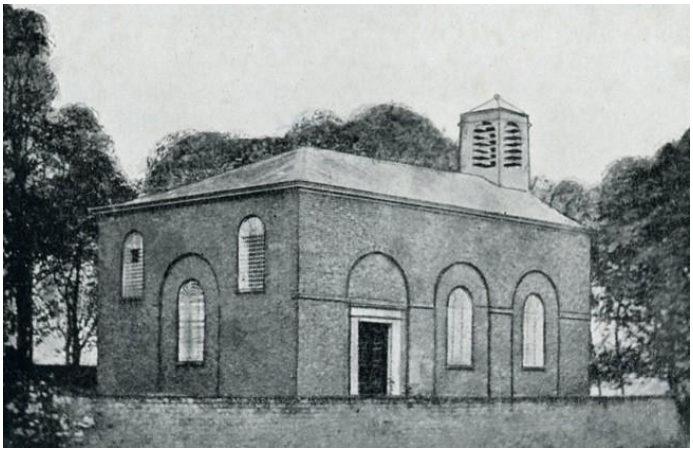


Figure 2: Original Chapel as was built in 1700

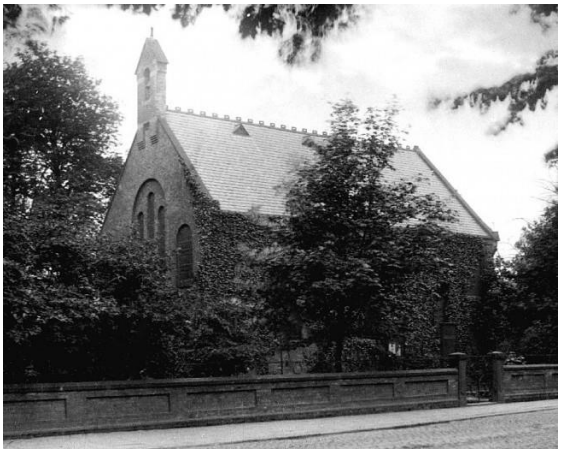


Figure 3: Chapel after mid 19th c. alterations

Site Photos



Figure 4: View from Wilmslow Road



Figure 5: View of Front Entrance

Existing Building

The chapel dates back to 1700 and is now one of the oldest properties in the city. During the mid 1600's, Rusholme and the surrounding area had been known for being home to a number of dissenters (non-conformists) and a £20 a month fine was given to all who refused to attend their parish church. Until 1697 they were allowed to use the local Birch Chapel. However, due to changes in the chapel's leadership, they were ejected from the congregation and forced to open their own place of worship.

The chapel continued in use until 1970 and underwent some external alterations during the middle of the 19th century. After its closure in 1970 it became home to the Manchester Amateur Photographic Society who left the premises recently and has since been used as a live music venue and charity shop.

Transport

The site benefits from great links to the city centre. It is a 45 minute walk, 10 minute cycle, or a 20 minute bus journey to the centre of town.

From Manchester City Centre, there are fantastic transport links to destinations nationally and internationally.

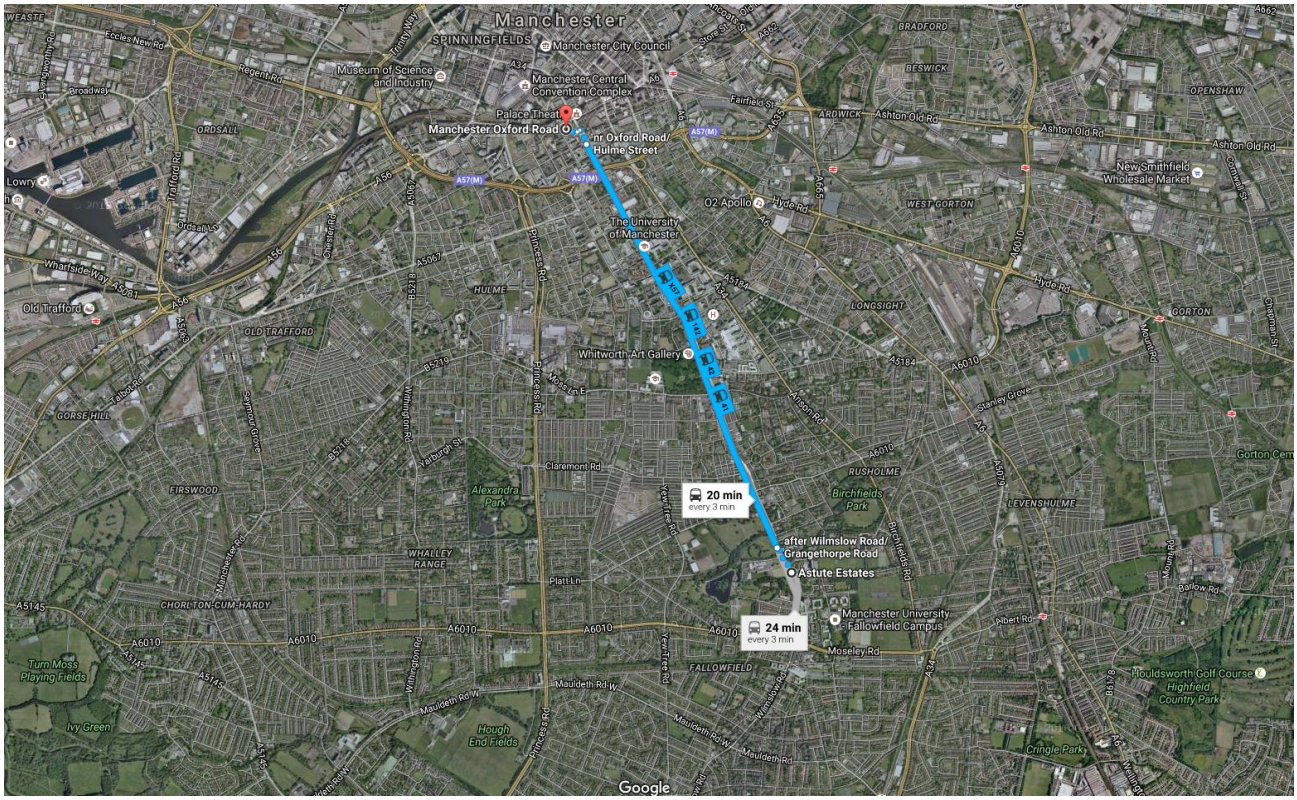


Figure 5: View of public transport link to Manchester Oxford Road. (Google Maps)

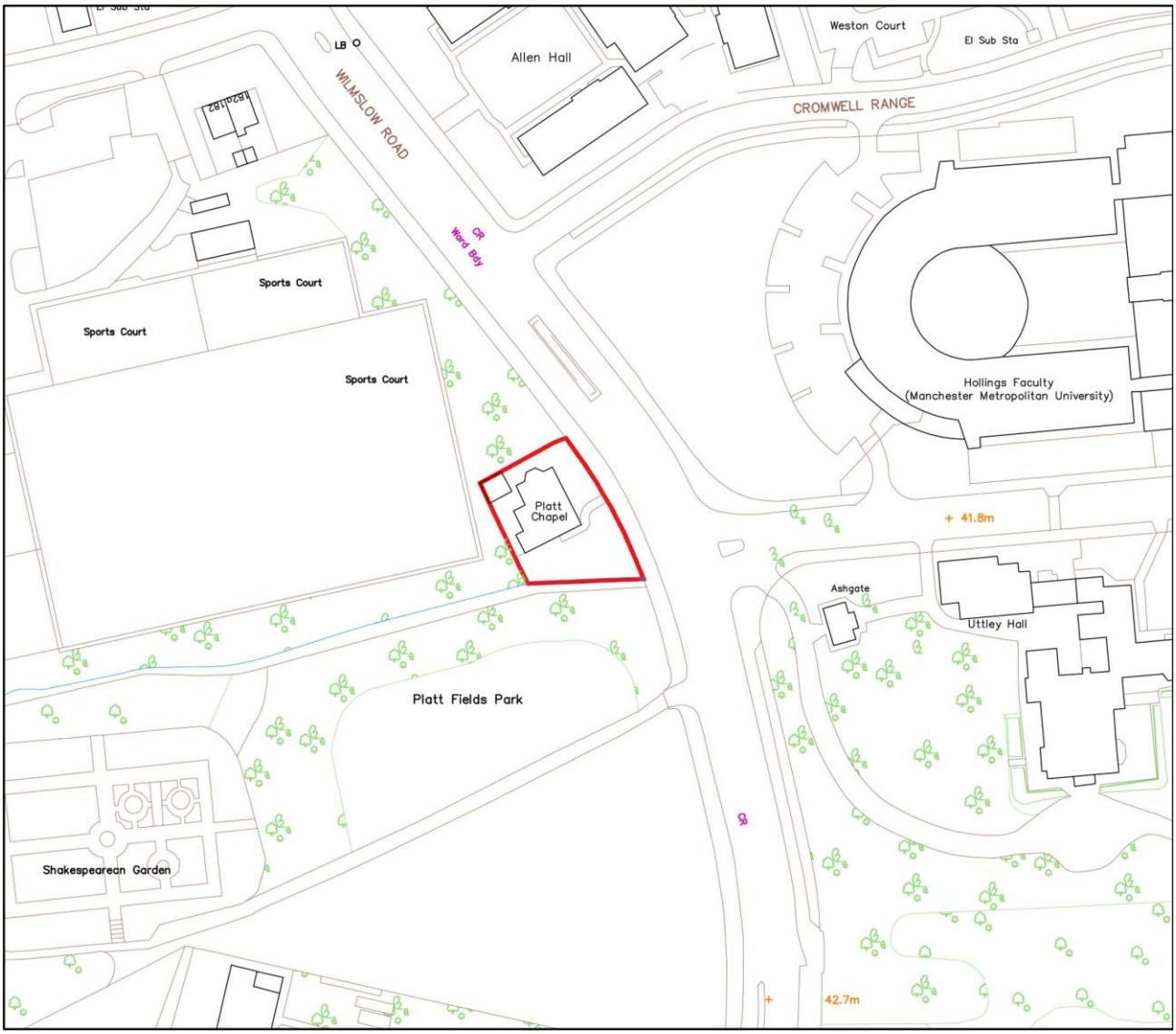


Figure 6: Site Location Plan

Design Proposals

Our proposal is to alter the existing internal layout to sub-divide the property to create two office suites with mezzanine levels.

The first office space (GIA 203m2) will be housed by the current property owners, Astute Estates. The main entrance will open into the main office floor, access to a meeting room, manager's office and tea point will be gained from this space. A staff WC and wash-hand basin will be situated just off the tea room. The second office space (GIA 87m2) will be open plan and house a tea area, DPT and a mezzanine floor. Two spiral staircases will be installed to provide access to the mezzanine levels.

Parking

A new car parking area is to be built on top of existing cemetery paving stones, two disabled and three standard spaces will be provided for the two proposed offices. A new sliding gate will remain open during operational hours to make sure that access into the site and the flow of traffic down Wilmslow Road is not impeded. The existing pedestrian access to the site will remain as existing.

Site Waste Management Plan

The two offices will have access to 2 x 1100L bins; one bin for general waste and one bin for recycling, paper and cardboard. A refuse truck will pull up to the new entrance proposed off Wilmslow Road and waste will be collected from the designated waste collection point.

On collection day the bins will be moved from the bin storage to the collection point by the office tenants, the refuse vehicle will collect the bins from site, and the bins will then be returned to the bin storage by the tenants. Please refer to drawing number 346.04 for further information.

Accessibility

The site benefits from level access off Wilmslow Road. The new development will be designed to comply with Approved Document Part ‘M’ on its ground floor, and take on board any applicable DFA recommendations.