3167 DESIGN AND ACCESS STATEMENT – MANCHESTER Hyde Road
(Planning Application PP- 02027276)
Mecca Bingo Club, Hyde Road, Gorton, Manchester, M12 5FL

INTRODUCTION
The alterations to the existing facility proposed on this Planning Application will provide a less-crowded, safer area to be used by those customers wishing to smoke.

SITE ANALYSIS
The bingo club is located on Hyde Road with its own extensive car park. The existing smoking shelter is located at the side of the club, overlooking the car park, with dedicated access for customers only and was granted Planning Consent in March 2007, ref.082315/FO/2007/N2.

DESIGN PROCESS and SOLUTION
The main issue with the shelter as it stands and the same problem that Mecca are finding at many of their other clubs, is that the area provided is too small and therefore some customers are choosing to smoke at the front of the building.

Mecca Bingo would like to increase the overall area by adding a matching shelter to one end, approximately 6500mm long. This will extend the shelter area to the next set of exit doors and therefore new double exit gates, with panic bar fittings, will be included at one end of the new shelter. In addition, the proposals include 2 no. canopies over the exit doors to protect customers entering and leaving the shelter in poor weather.

There will be a loss of 3 no. parking spaces however this still leaves a total of 267 no.spaces (including 5 no. disabled spaces).

CCTV will be installed to cover the extended area and the shelter will be locked when not in use.

APPEARANCE
The existing shelter is a powder-coated aluminium structure in RAL 5002 (Mecca blue) with perforated silver aluminium side panels which ensures that the shelter complies with the 50% open area requirements. There are security transoms at the bottom and anti-vandal railings joining the shelter back to the building, to prevent anyone entering the shelter from the outside. The railings will be refitted to the new shelter.

The new canopies will be formed in matching materials with powder-coated metalwork and polycarbonate roofing panels.

SIZE
The area is shown to increase from 76 to 122 sq. metres which will greatly improve the conditions.

Unlike many other situations, bingo customers generally use the shelters in the interval, between bingo sessions, so they can be susceptible to over-crowding. In other leisure premises (pubs and restaurants) the use is normally spread over the whole visit.

ACCESS
The existing shelter allows easy access for wheelchairs into the shelter however once extended, access within the area itself will be improved as there will be much more space, particularly for mobility scooters.

Existing fire escape routes will remain unaltered and the emergency exit doors from the shelter will be clearly sign-posted.

SUMMARY

Careful consideration has been given to the existing site conditions and the design has been produced to impose minimum impact on the surrounding areas.

Catherine A.Dore
CAD DESIGN
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