47 DALE STREET
MANCHESTER
M1 2HF

GRADE II LISTED BUILDING
DATE LISTED: 17 SEPTEMBER 1992
ENGLISH HERITAGE BUILDING ID: 388 069

DESIGN & ACCESS STATEMENT

prepared by

WhiteBox Architecture Ltd
2 Swinton Square
Knutsford
WA16 6HH

26 APRIL 2012
REV A _ 09 JULY 2012

1. SITE STATUS

- Existing vacant retail unit – application for sui generis change of use to accommodate unique health studio business.

2. DESIGN PRINCIPLES AND CONCEPT

Scope

- The relevant planning policies have been considered. The building will remain as current.
- There are no major building works.
- The proposed internal works are for fitting out only and as such are minor.

Layout

- Retain existing 3 riser threshold at entrance off Dale Street. Enter into reception / waiting room. Large open plan 'health studio' space behind temporary screen. Male and Female ambulant disabled W.C, staff kitchen and store to rear

Scale

- The installation does not alter the scale of the building.

Appearance and Character

- Corporate fascia signage to be standard Wobble You branding internally mounted.
- From a neighbourhood perspective, the character of the building will remain unchanged.

3. ENVIRONMENTAL SUSTAINABILITY

Material

- For internal fit out only, the volume of material used is minor in this consideration. Only a sufficient amount of finishes will be provided. All to meet with Building Regulation Health and Hygiene standards as required.

Operation

- Unique static fitness experience – standard customer journey duration is approximately 12 minutes from entry to exit. Similar operation to a "sunbed shop" – the service provided requires customers to stand on a silent shaking plate for 7 minutes. There is no excessive physical movement and users do not sweat like conventional shaking plates. Subsequently no shower is required.

4. MOVEMENT OUT AND IN

Vehicles

- Goods vehicles for deliveries – these will be nominal following the initial set up. Any deliveries are able to park in designated street bays around the business. Larger delivery vehicles are able to use Lizard street as required.

Staff

White Box

- Access (both entry and exit) through the front customer door. Emergency exit door out onto Lizard street at the rear of the unit. For use in emergencies only.

Customers

- Access through front customer door off dale street. Emergency exit door out onto Lizard street at the rear of the unit. For use in emergencies only.

Parking

- On street metered parking in designated bays on all roads immediately around the business.

5. ACCESSIBILITY

- Both points of potential entry into the building are up 4 significant risers. This prevents wheelchair access.
- The grade II listed nature of the building prevents large scale intervention to rectify access issues to statutory requirements – however the business management team will develop a call bell system for disabled and semi-ambulant patrons whom require assistance. To this degree access for all with be attainable.
- The nature of the business and the unique “shaker plate” technology requires users to stand on the plate, unsupported for 7 minutes. Unfortunately the system can not be used by a wheel chair user.
- Ambulant disabled people may be able to use the “shaker plate” technology. A management call procedure and doorbell will be installed to create access for all should the steps be problematic for an ambulant disabled customer.
- Disabled facilities – The existing W.C. will be replaced for two separate ambulant disabled cubicles in a effort to improve facilities within the restrictions of the grade II listing.

6. POLICY IMPACT

- A visual survey has been carried out of adjacent uses to ascertain the existing level of business activity in the area. It is considered that the alteration to the use would not unduly upset the use balance in the near vicinity.

7. DESIGN FOR SECURITY

- The following security measures will be implemented:

A. Maintained internal and external CCTV system
B. Removal of the existing external roller shutters and installation of new internal lattice security grills.
C. Installation of intruder alarm system
D. Renovation and maintenance on all existing locks
E. GMP Design For Security will be consulted during the build process and all advice will be implemented in full.

7. COMMUNITY SAFETY

- The refitted operation will not affect the personal safety of staff or customers above the normal level for this location. Currently this is a vacant unit which could attract intruders and vandals. We have learnt from other locations that having an active operation has had a positive reduction in the number of break-ins in the associated area.