DESIGN AND ACCESS STATEMENT

Erection of new smoking shelter for Grosvenor Casino, Bury New Road, Manchester

Site Analysis

The site offers a secure area to the side of the building, which offers the ideal location for a shelter, as it restricts non-customers from entering the site and also controls the movement of the existing customers. The existing site allows for the shelter to be partially concealed thus preventing it from detracting from the appearance of the main building. The area is currently utilised for parking.

Design Process and Solution

The design and solution has been carefully considered, taking into account the estimated number of smokers to be provided for, the extent of the existing demise, anticipated requirements in order to satisfy the smoking regulations. The following design elements have also been examined in order to find a suitable solution; fire regulatory requirements, building layout and structure and access provision.

The design is simple and non-obtrusive and thus will ensure it has minimal impact on the surrounding areas, occupying an area of 55m2 to the side of the building. The measurement from floor to the top of the fence panelling will be 2250mm.

Materials

The design is a stand-alone enclosed area with side panels manufactured from vertical oak timber slats fixed to posts set within a concrete kerb.

Access

Access to the facility will be via the poker room, through two sets of double doors, one being a fire door. There are to be no steps or obstructions within the access route, thus enabling uninhibited access. Existing fire escape routes will remain unaltered, with additional provision being introduced such as new signage and markings where required. Additional external lighting and heating will be provided together with ample proprietary cigarette bins.