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Beswick Precinct,
Beswick,
Manchester

Design and access statement

in support of planning application



Prepared for.

New East Manchester

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1.0 Introduction

The new East Manchester Academy is now under construction. In approximately 3 months time the works will require the demolition of part of the shopping and community centre at Beswick.

To ensure that the shopping centre remains a value to the community two of the retailers that currently occupy the part of the centre that will be demolished are being relocated.

When completed, Beswick Precinct is to provide new accommodation for existing businesses due to be relocated as part of East Manchester Building Schools for the Future master plan.

This document has been prepared by Reid Architects to support a full planning application for the following proposed works at Beswick shopping centre to facilitate the relocation:

- Construction 2 new retail units shells within the existing envelope of the supermarket on site for fitting out by tenant
- Construction of new shop front to these new units.
- External works to:
    - Modify the existing non-DDA compliant ramp to provide a new fully compliant ramp and stepped access. (This work proposes removal of a tree in advance of its scheduled removal as part of the academy works).
    - Create a level access to the new retail units.
- Re-position the access doors to the modified supermarket.
- Create a new stair access to the shopping level from the car park.
- Removal of existing tree to base of ramp.

2.0 Context

The shopping centre (which includes the supermarket to be altered) is located in the heart of Beswick. It can be accessed by car from Windcroft Close or by pedestrians from Chaddesley Walk. Car parking is provided adjacent to the building.

The supermarket is a single storey construction with a projecting roof parapet/canopy. The side (SW) elevation of the building (to which this application relates) is currently enclosed with concrete block infill between structural columns.

The full SW elevation is abutted by ramped pedestrian paving. No access to the building is currently available along this elevation. The ramp does not comply with current DDA regulations and damage has occurred to the surface at the start of the ramp in the form of damage from tree roots. This has created an uneven and potentially dangerous walking surface.

The existing Public Conveniences on the site have been unused for several years.

3.0 Proposals

It is proposed that the building's use will remain as retail, and therefore requires no change of use application.

The building currently operates as one single retail unit. The intention is for 2 additional units to be inserted into the existing space therefore creating 3 units as follows –

- Supermarket (already in existence)
- Pharmacy
- Post Office

The proposals see the block infill to the south west elevation of the building removed and replaced with aluminium framed fully glazed shop fronts. The signage over these units will form part of a separate application.

The SW elevation of the existing building is to be re-decorated as part of the works to improve overall perception of the building..

Access

As no level access is currently available to this elevation, it is intended that the existing ramp and tree be removed and replaced with a new band of level paving at shop floor level (creating level thresholds to the units) accessed from 2 no. sets of steps and a fully DDA compliant .

The ramp will be accessed from the car park to Windcroft Close. This allows DDA access directly from the car.

1 no. fully DDA compliant and accessible WC will be provided to both new units. As the building is single storey there is no requirement for a lift internally.

In access design terms, the new façade treatment will be an improvement to the existing condition and will be designed in accordance with the current Part M of the building regulations and the MCC Design for Access 2 document.

Massing

The alterations to the building are purely elevational and therefore do not alter the massing of the building. The ramp and steps are to be located within the parameters of the existing ramp, therefore not increasing the footprint.

Materials

The new retail frontages are to be fully glazed with aluminium framing. The walls to the sides of the ramp and steps are to be brickwork to match the existing walls. The surface of the pavement will be paved to match the existing. Tactile corduroy hazard paving of a contrasting colour is to be located at the top and bottom of the steps and ramp. Coloured brick headers are to be used to demarcate the risers to the steps. The landings to the ramp are also to be paved in a contrasting colour for luminance.

Car Parking

Car parking as existing accessed from Windcroft Close. 3 no. spaces will be lost to provide adequate space and access to proposed stair 2. This is accepted by the client.

Secure by Design

Due to the temporary nature of the proposals, it is not deemed necessary to achieve Secure by Design accreditation for the works. This has been discussed with Manchester City Council.

Lighting Scheme

The existing lighting scheme is to be utilised.

Interiors

This application deals with the creation of retail shells (with the exception of the provision of DDA compliant WCs) - the interior fit out to each unit will be dealt with separately by the tenant.

Servicing strategy

Air conditioning and mechanical ventilation strategy not to form part of this application

Waste Management Plan

The new retail units will take deliveries and dispose of refuse via the existing service yard provided for the supermarket. Each retail unit will be allocated service access and a suitably sized refuse disposal bin hard standing within the existing service yard. Recycling bins will be provided where appropriate. Please refer to drawing A.L.105

4.0 Site Photographs



View of building and wall to side of existing ramp



View towards building from Windcroft Close



Disused Public Conveniences



Existing ramp



Existing steps to side of building



Elevation to be altered

5.0 Drawings

List of drawings

A.L.001 LOCATION PLAN
A.L.003 EXISTING PLAN
A.L.004 EXISTING ELEVATION

A.L.100 PROPOSED GENERAL ARRANGEMENT PLAN
A.L.101 PROPOSED PLAN
A.L.102 PROPOSED ELEVATION AND SECTIONS THROUGH RAMP AND STEPS
A.L.105 PROPOSED WASTE MANAGEMENT PLAN