Jennings Design Associates
Architects

Design Statement

Name & address of site:

Indoor Play Centre
136 Withington Road
Manchester
M16 8FB

Date: Thursday, 24 July 2008

Contact details

	Applicants name		Agents name
Name:	Angela Frances	Name:	Jennings Design Associates
Address:	1 Knutsford Avenue Old Trafford Manchester	Address:	The Warehouse Saxon Street Denton Manchester
Post code:	M16 7SA	Post code:	M34 3DS
Telephone:		Telephone:	0161 336 5011

Description of development

Change of use and new conservatory

Consfraints and Opportunities

Site:

The site sits primarily on Withington Rd, Manchester. The properties around the development area are predominantly used for residential use and stand at 2 storeys. The streets to the rear and side of the premesis are residential. There is Caribbean Community Centre adjacent to the building.

The front of the building will stay without any changes. The new conservatory will be build at the rear. In the space between building and boundary wall.

Community:

The site sits within a busy commercial strip, and serves the community with a health service. It predominantly looks out on to the main road and is easily approachable. The entrance to the premises is via a side entrance.

PLANNING
ACK'D
REPLY
REC'D - 6 AUG 2008
INIT'D DATE
M
M
M
FOR ACTION

Identifiable Design Principles. Constraints and Opportunities

Key Constraints:

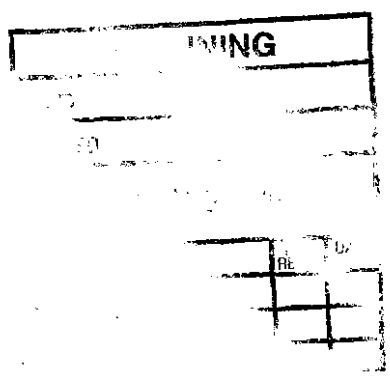
- There is no key constrains.

Key Opportunities:

- Increasing quality of backyard area.

Design Solutions

- Usage of the building will be changed from Caribbean Community Centre hall to commercial Indoor Play Centre. The play area will be created by a specialist company ("Softbrick")
- The new conservatory will be created in the backyard. Main aluminium structure will be fitted with double glazed windows and doors. New conservatory will not be in conflict with existing fire-escape doors. New conservatory will increase play space with 41 square meters.
- Existing kitchen will be changed to a buffet with hot or cold drinks with area to sit for parents.
- Mezzanine will be created over buffet area. Entrance for the mezzanine will be from existing staircase.
- In the main hall will be created disabled toilet and baby change room. Existing toilets for girls and boys will be left as they are.
- Old boiler shed and chimney will be demolished (beside south wall of adjacent building). It is not in use any more.



Jennings Design Associates
Architects

Access Statement

Name & address of site:	**Indoor Play Centre** **136 Withington Road** **Manchester**
	Date: Thursday, 24 July 2008

Contact details

	Applicants name		Agents name
Name:	Angela Frances	Name:	Jennings Design Associates
Address:	1 Knutsford Avenue Old Trafford Manchester	Address:	The Warehouse Saxon Street Denton Manchester
Post code:	M16 7SA	Post code:	M34 3DS
Telephone:		Telephone:	0161 336 5011

Description of development

Change of use and new conservatory

Design standards and guidance followed

Approved Document M (2004):	x
BS8300 (2001):	x
Manchester Council UDP	x
Planning and Access for Disabled People: Good Practice Guide, ODPM 2003):	x
Other (please detail below):	
Manchester Design for Access (DFA2)	x

Philosophy and approach

Our client and Jennings Design Associates are committed to a policy of equality, inclusion and accessibility and recognise the diversity of potential users of the above completed development.

Examples of specific design proposals that reflect our commitment include:

- Level threshold is the same as ground floor level.
- Proper facilities for diverse uses are provided for diverse uses including baby change and disabled toilet.

PLANNING
ACK'D
REPLIED
REC
M
M
M
FOR ACTION

Key access issues of the design

Approach:

There are no intended amendments to the stepped access of the existing building due to the existing levels and site constraints.

Sources of advice and consultation

The above development has been design in accordance with the following standards:

- Building Regulations Approved Documents
- BS8300(2001)
- Design for Access (DFA2 2003)

Nature and impact of environmental constraints

N/A

Proposed solutions for overcoming identified constraints

N/A

Additional material information

Please see drawings.

