DESIGN & ACCESS STATEMENT

Application for Planning Permission for a small extension to an existing security gatehouse; Royal Brewery, Denmark Road, Manchester, M15 6LD on behalf of Heineken UK Ltd.

Use

The existing security gatehouse provides the following facilities for the Royal Brewery site;

1 – Control for all incoming and outgoing pedestrian and vehicular traffic via electric access barriers and a pedestrian turnstile at the main entrance into the brewery site from Denmark Road.

2 - Currently all staff, visitors and drivers are greeted by security staff and required to sign-in externally through a hatch which is accessed from a platform up a short flight of steps.

3 – The gatehouse includes induction facilities for all new visitors either visiting or working on the site.

3 – CCTV, intruder & fire alarm monitoring.

As a result of the proposals, the existing uses of the building will remain the same.

Amount

The application site indicated by the red line on the OS Plan has a total area of 130sqm. The internal floor area of the existing security gatehouse is 91sqm. The new extension will add 7sqm of additional internal floor area to the building.

Access & Layout

The proposals intend to demolish the external concrete steps and landing to enable a small extension of the control room towards the incoming entrance road which will greatly improve communication between the incoming drivers and security staff. A set of stairs will be constructed internally to provide access to the control room which will greatly improve the signing in process which will take place internally rather than externally via a small hatch.

Internally, the existing layout will be adjusted to improve the location of the induction room relative to the control room and access into the building.

An existing Trief kurb will be reconfigured externally to suit the modified footprint of the building.

Access into the gatehouse will be in approximately the same location as existing via a level threshold into a small lobby and a short flight of ambulant disabled steps in accordance with part ‘M’ of the Building Regulations.

Scale & Appearance

The scale and massing of the extension is intended to replicate the existing building; the extension will form a continuation of the existing massing of the building with raking windows and a deep roof overhang to the front providing screening from glare from the sun, however the windows and roof cladding adjacent to the access road will be installed vertically incorporating a hatch to enable a direct communication between the security staff in the control room with drivers in their vehicles.

The appearance of the extension is intended to replicate the existing building; new external walls will be finished with brown profiled metal cladding on a brown brickwork plinth to match existing. Extension of the existing roof projection will be constructed from brown coloured profiled metal roof cladding to match existing. New windows will have blue coloured aluminum frames to match existing. New external doors will be finished with blue coloured flush plywood to match existing incorporating glazed apertures.