PLANNING AND
BUILDING CONTROL
16 MAY 2012

Design + Access Statement

Community Centre, 30-43 Wilson Street, Ardwick, M13 9EX

Background:

This application is for the change of use of 32-34 Wilson Street from a Public house to a community centre (D1 use).

The community centre at Wilson Street provides a valuable facility for the local diverse ethnic community. This application is a re-application taking into consideration points raised at the last planning decision and the advice we received from our planning consultant.

The centre resides in a site that until recently was vacant and a hive for anti social behavior. The existence of the centre has improved both the safety and security of the area and has been welcomed by the local police department.





Location:

The site is at the corner of an open field in an area dedicated to serving the community, providing amenities, supported by the local plan. This is in keeping with the aspirations and the goals of the local regeneration team.

Ardwick is an area with much cultural and ethnic diversity and the community centre will cater for this.



Development Aims:

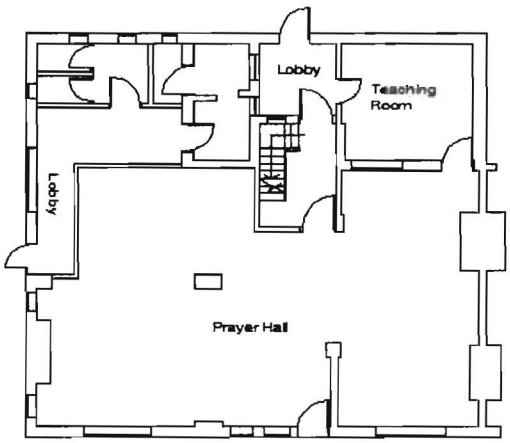
The development aims are to provide a positive addition to the locality through the improved services that the community centre will provide. The change of use will create an active use for this corner site, reducing anti social behavior and improving the streetscape. The implementation of a community centre fits with the local development plan by improving amenities for the local residents.

Setting & Layout:

The proposals will utilize the existing spaces and room layout with no material amendment to the building itself.

The ground floor will contain a prayer hall in the main space that leads off the lobby. A teaching room will take the corner space off the lobby area.

At first floor level the spaces are divided between offices and teaching rooms with a larger space available for meetings and community events.

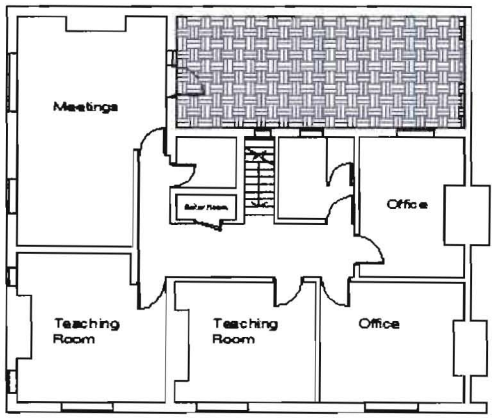


GROUND FLOOR PLAN

Design Philosophy:

Despite there being no material amendment to the property our philosophy stems from the new use and the use of space to provide the local community with a community centre that is practical and satisfies the needs of the users.

We aim to create a neighbourly building that has a positive impact on the community that is non conflicting with its surroundings. We wish to create a centre that reflects the culture of the local community and provides a positive place for the existing users.



FIRST FLOOR PLAN

Environmental Considerations:

Our client is considering a number of steps in order to invest in a more 'green' building to reduce carbon emissions. These are:

- Efficient recycling of waste.
- Natural ventilation through openable windows.

With regards to the noise levels, noise emitted from the centre is reasonably low and there have not been any complaints from local residents since the establishment of the existing centre. With regard to parking we now have an agreement with the Apollo theatre to have use of their car park during the Friday prayer (between midday and 2 pm)

Access:

All floor finishes are non slip and all external doors are to have 1000mm wide openings.
The ground floor entrance is level access.
An existing staircase will lead up to the first floor level and will have 1100mm high handrail for protection. Fire exit door leads directly from the main prayer hall. .