PLANNING
ACKN
RE:
RECD 10 SEP 2007
DATE
M
M
M
FOR ACTION

MK-2471

Design and Access Statement

Site location: The Hellfire Club (formerly known as The Junction Inn) Queens Road, Harpurhey, Manchester. M9 5SS

Proposed works: Three-storey extension and external staircase.

Use

The proposed construction is of a three-storey extension to the rear of the property housing a new fire escape secondary staircase. The purpose of the extension is to link the ground floor with the first and second floors of the building and to provide means of escape in the event of a fire. An external timber staircase will allow alternative escape from the basement level to the rear of the building up to ground level. The extension will provide the only alternative escape route at the rear of the function rooms on the ground floor and first floor accessible by the general public. In addition the extension will provide an alternative escape route from the manager residential accommodation at second floor level. The extension at basement level will provide storage space.

Amount of occupants

The overall size of the extension is approximately 16 square metres. The size has been dictated by the area of land available on site and also by the requirement to satisfy fire safety regulations. The extension will provide alternative fire exit routes for occupants on the ground, first and second floor. With the property being a small club the number of occupants in the building varies depending on times of the day and week, respectively. The surrounding local area would be able to support the development planned, in regard to safety and services.

Layout

The area of land being proposed for construction is currently wasteland and although cordoned off by gates access to the area is possible. The construction of the extension would close off access to the rear of the site and therefore make the property less susceptible to burglary, vandalism and trespassers. The area created at basement level will provide storage for stock. The ceiling access hatch in the ground floor area above the basement will make loading and unloading stock much easier, as any deliveries can enter the building from the street via the proposed fire exit door and be loaded straight down into the basement. The first floor accommodates a small function room – with its current layout in the event of a fire only one option is available for escape and this would involve going down the internal staircase into the main function room on the ground floor and exiting at the front of building onto the pavement, the proposed extension would provide an alternative fire escape route to safety to the rear of the property for not only occupants on the first floor but also the manager residential accommodation on the second floor.

Scale

The height of the proposed extension has been determined by the height of the existing property. The area of the land between the park and the existing property has determined the width of the proposed extension. The length of the extension is designed to make use of the area whilst creating adequate room for the requirements of fire escape. Buildings in the surrounding area are mainly residential. The extension will compliment the existing building traditional construction and details.

Landscaping

The external staircase is to be constructed of timber and is to be well lit with security lights fixed to the existing sidewall once the chimney breasts have been carefully demolished. Metal fencing is to be erected to the side boundary to run from the road straight down to basement level at a height of 2.4 metres – the fencing is to be painted green in order to blend with the natural landscape. The staircase is to run down the length of the existing slope to the lower rear patio area. The two sycamore/silver birch trees to be felled are approximately 4100mm from the existing side wall of the Hellfire Club. Replanting/replacement provisions can be made if required by Queens Park.

Appearance

The extension has been designed to blend with the original building – matching brickwork is to be used throughout construction. New timber sash windows are to match the existing windows. New reconstructed stone window cills and cornice details are to recreate the original buildings features. The new mansard roof is to be covered in slate matching the original roof and surrounded by metal railings as a decorative feature. The new roof will provide drainage into the proposed internal rainwater pipe, thus eliminating the need for extra guttering and downpipes. From Queens Road the building will not be visible. From Park View Road the extension will be seen overlooking the gates entering Queens Park.

Access

Unfortunately not all levels of the existing building are accessible to people in wheelchairs. Access to the ground floor is possible from the main entrance doors. The previous use of the property was a public house (Junction Inn) and the external doors to the ground floor accommodation have a number of steps directly off the pavement. It may be possible to eliminate steps to the entrance door by altering the levels of the existing footpath, however a separate application to the Local Authority Highways Department will be necessary.

In addition this could include for two new designated disabled car park spaces within the roadway leading into Queens Park. Temporary portable access ramps will be made available within the premises.

The proposed extension will provide greater access for the fire services in case of emergency access. Movement through the extension is simplistic and makes access between floors of the existing building easier and safer. However the design of the new secondary staircase does not comply with the requirements of Designing for Access 2, please note that the existing internal staircase within the property is constructed with 220mm treads and 220mm risers. The secondary fire escape staircase has been designed with 250mm treads and 200mm risers. The question of an internal lift has been discussed with the client, however the small internal floor areas do not justify the installation of a new internal lift due to the resultant loss of available floor area to make this a variable option to the client.

Other internal improvements will be made including the installation of information signage, upgrade fire signage and access provisions with regards the temporary portable access ramp.