Design and Access Statement

RIDGE

Client Name : **Rank Group**

Project Title : **Grosvenor Casino, Manchester Whitworth Street**

Project Nr : **261026**

Our client is applying for permission to erect a small smoking shelter to a small courtyard area to the rear of the premises. The shelter is being erected as part of the client's need to comply with forthcoming legislation regarding smoking in public places. The proposed site has been chosen for its discrete location, convenience of use for the staff of the premises whilst still maintaining existing pedestrian and vehicular access.

It is understood that the façade of the building is Grade II listed and the attached wall is also part of this listing. The proposed shelter due to its design and other limitations of the site will need to be fixed to the wall to provide support. However it is proposed to fix to the lower parts of the wall to avoid the coping, to locate the fixings within the demise of the shelter and to paint the fixings in a colour to match the colour of the wall to ensure that they are discreet as possible. The shelter will in no way affect the fabric of the main building. If for any reason the shelter is removed the area will be restored to its original state.

The design of the shelter is being kept simple so as to avoid detracting from the listed façade, although it is situated in a back alley where the view is unlikely to cause any offence. Furthermore, the area is currently used as car park, delivery area and for bin storage. It is therefore not currently of any aesthetic value to the public. Its conversion to a facility to be used by staff will lead to increased interest in the care and maintenance of the area, which will in turn enhance its value.

It is therefore felt that the client has chosen the most appropriate location for this shelter to be able to continue to offer its staff the choice to smoke at the premises and comply with current legislation, without affecting the historical character of the building.