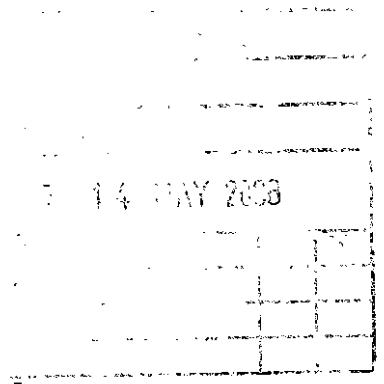
DESIGN AND ACCESS STATEMENT



PROPOSED BANQUET HALL
A & A Fashions Ltd.
2 Sagar Street off Bury New Road
Manchester
M8 8EU

FOR

Mr. Hassan Choudhury

Job Ref: 9051
Revision A

Design and Access Statement
Proposed Banquet Hall

At

2 Sagar Street off Bury New Road
Manchester, M8 8EU

Design

The above-mentioned site is currently occupied by a two-storey building with car parking facilities. The site is 0.2147 hectares and is situated along Bury New Road. The surrounding buildings mainly consist of existing commercial premises and warehouses. We propose to retain the existing structure of the building and utilise the existing first floor to provide a banqueting hall capable of catering for 330 people. Details of all the above-mentioned can be found on drawing nos. 9051/01A/02/03/04B/05A/06/07C.

Within the existing structure of the building we are proposing to create a banqueting hall on the first floor whilst retaining the ground floor as a commercial Cash and Carry warehouse (as detailed in drawing no. 9051/04B). We intend to replace both existing staircases within the existing building and provide two new staircases, both of which are located in their existing positions, to comply with current building regulation standards. We also propose to provide a lift capable of meeting the requirements of disabled and able-bodied people alike. The proposed banqueting hall will be able to cater for thirty-three tables with each table seating ten giving a total capacity of three hundred and thirty people. We propose to provide two new toilet blocks. One block will serve the banqueting hall and the other is to be designated as staff toilets; each toilet block contains female toilets, male toilets and unisex/disabled toilets (as detailed in drawing no. 9051/04B). The proposed kitchen serving the banqueting hall is to be situated at the rear of the first floor, this position has been selected as it will allow any external elements of the M and E Services to be positioned where it will not be as detrimental to the elevations. We have provided a new goods lift within the existing structure in order to supply the proposed kitchen with various necessities.

The proposed ground floor remains relatively as a large space in which it is our intention to utilise the ground floor's existing use as a commercial warehouse. We have proposed to create a separate entrance to the first floor banqueting hall situated to the front elevation of the building with separate access to the ground floor commercial warehouse situated to the north facing side elevation of the building.

Operating hours for the existing commercial warehouse will remain relatively unchanged, however the operating hours for the banqueting hall, as outlined by our client, are as follows:

Monday to Friday: 4:30p.m. – 12:00a.m.
Saturday: 12:00p.m. – 12:00a.m.
Sunday: 3:00p.m. – 12:00a.m.

Our client has expressed his wishes to limit the amount of traffic and general disturbance towards surrounding businesses as a result of the proposed development and has designed his operational hours out of "normal working hours". Our client has also outlined various security measures he currently employs and which he wishes to employ in the future for the proposed development such as a live monitoring system (Eight way external camera with live ADT monitoring) as well as being included in hourly patrols of the surrounding area monitored by the GMP & Prison Service (as the building is adjacent to Strangeways Prison). Our client also wishes to employ a parking attendant.

Our proposal will also include modifications to the existing elevations (as detailed in drawing nos. 9051/03/05A). We are proposing to rejuvenate the existing front elevation of the building and provide a metal cladding system to give the building a more contemporary look. Further more we wish to install a canopy of a modern design to complement the buildings proposed contemporary design. The existing height of the roof has also been raised in order to create more headspace within the banqueting hall as once the building is occupied to its full extent the existing second floor ceiling height would not provide us with adequate space in which to seat three hundred and thirty people.

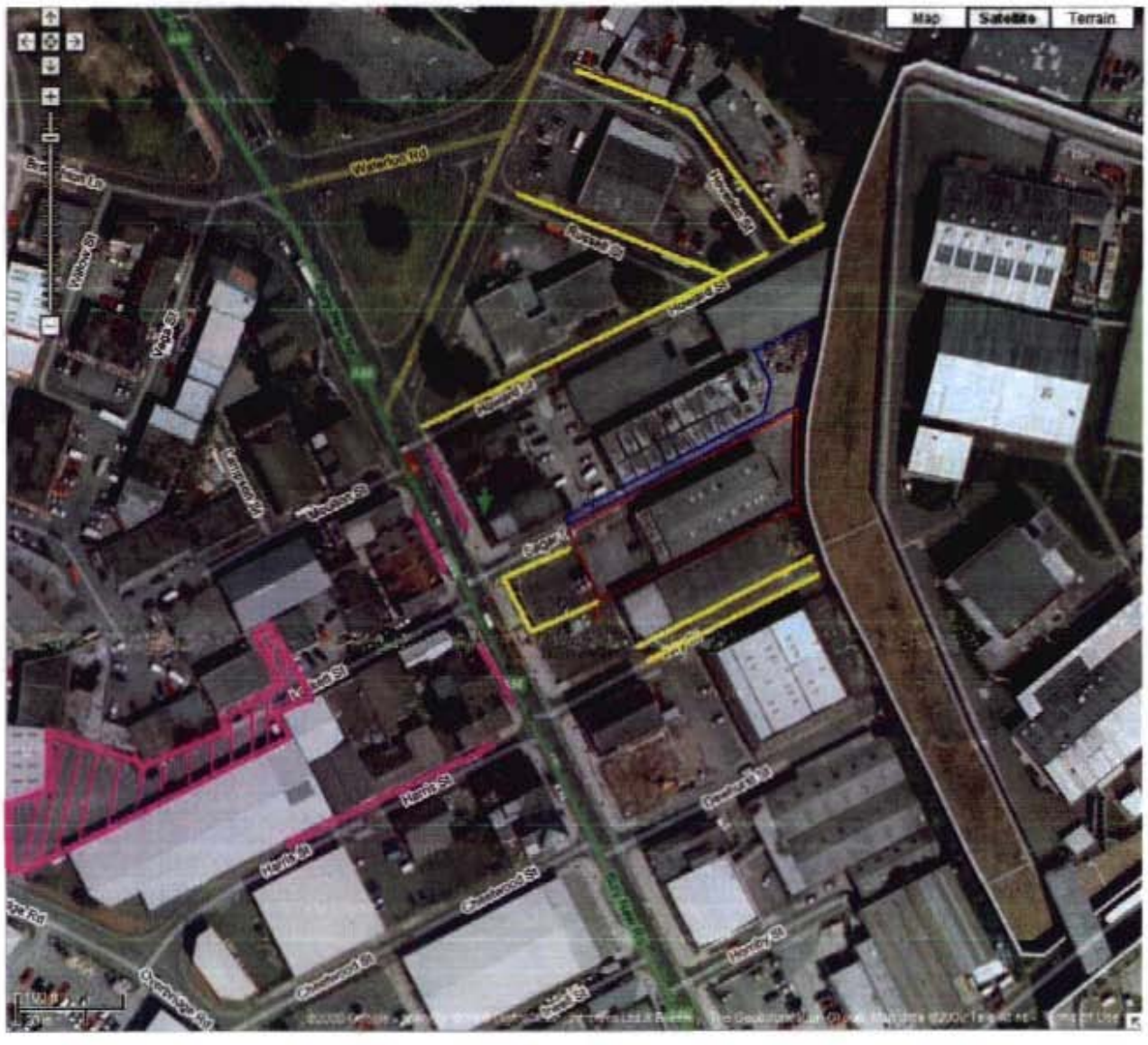
Referring to the Design for Access 2 document I can confirm that our proposal meets the standards for external doors in connection to the minimum requirement of a 1000mm clear opening (both single and double doors.) We have also provided protection from the weather at all non-powered public entrances to the building. Thresholds are to be flush on all public entrance external doors. I would also like to confirm that our proposed internal doors meet the minimum clear opening of 850mm and that access to the proposed toilets also meets the required minimum clear opening of 900mm.

We also comply with Design for Access 2 in terms of the minimum and maximum widths of a staircase, which is 1000mm to 1800mm, with a proposed tread to be 280mm and a proposed handrail height of 900mm. The proposed disabled lift has been designed in conjunction with the guidelines set out in Design for Access 2 and has a minimum opening width of 1800mm with a depth of 1795mm.

Access

We wish to retain the existing access to the site from Bury New Road and provide a total number of thirty-one new car parking spaces within the site adding to the ten existing car parking spaces to create a total number of forty-one car parking spaces in total. We feel we have provided adequate parking within the site as there are already additional car parking facilities within the area that could be utilised during the proposed opening hours of

the banqueting hall, these areas can be seen within the following photographs and paragraphs.



Purple: Parking provided for local businesses

Yellow: Possible parking for banquet hall

Proposed Site: A & A Fashions

Neighbouring land to be used for car parking (shared access road)

What is important to point out is the possibility for parking indicated in yellow. This is on Jury Street (both sides), Howard street (1 side), Russel Street & Hoveden Street.



(Howard Street)



(Russel Street)



(Howard Street)



(Hoveden Street)

As we can see there is a number of additional parking available which is not conflicting with local businesses. Areas indicated in purple on the map are parking spaces, which are specifically assigned to surrounding businesses.



No: 53-61 Bury New road: 4 Businesses
(4 Businesses with 4 allocated parking spaces in the bay provided).



No: 52- 46 Bury New road: 2 units currently occupied
(2 Units occupied with 4 allocated parking spaces in bay provided)



No: 41-51 Bury New Road: 5 businesses/1 vacant unit
(4 allocated parking spaces in bay provided)

The photos above indicate the business in the immediate surrounding area.

Also indicated on the map is Jury Street, which has a large car park to the rear for approx 23 cars, used by local businesses, which we could possibly utilise after further consultation with the concerned governing bodies.

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JOB REF: 9051
17 April 2008