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Fit4Less Manchester - 77 Piccadilly
Design and Access Statement

Site Address:
77 Piccadilly
Manchester
M1 2BU

Date: 11.05.2016
Revision: D

Introduction

This Design and Access statement (DAS) accompanies a Change of Use Application from A4 (Drinking Establishment) use to D2 (Assembly and Leisure) gymnasium use of the basement unit and ground floor entrance. The unit is located within Manchester City Centre.

The Site

The site is set back from Piccadilly road which provides direct access to the Manchester city centre. The unit in which this application relates to has been vacant for a number of years. Prior to the site becoming vacant the unit formed part of store facility for the ground floor Retail shop, however the last known official use was an A4 Drinking Establishment. Within the immediate area there a number of different use properties which include commercial, residential and industrial.

Fit4Less Proposal

By way of an introduction we would like to offer a brief synopsis of the facility we propose at 77 Piccadilly, Manchester. It has been specifically selected to service the centre of Manchester and the large residential area surrounding the site. The nearest facility is The Gym (Portland Street) which mainly offers cardio training. Fit4less is able to offer affordable gym facilities for all types of users.

énergie Group

énergie is the UKs Market leader in the growth segment of fitness and wellness franchising. énergie has developed four niche brands aimed at targeted consumer groups and following the sale of a number of master licence agreements, has licensees and franchisees in England, Wales, Scotland, Ireland, Italy, Latvia, Poland and Qatar. With nearly 100 units now operational and in presales, 39 new projects underway, a membership base of over 95,000 and network turnover at c. £26m, énergie is the largest and fastest-growing fitness club franchisor in Europe.

Franchise Recruitment

The group has a sophisticated franchisee recruitment programme that manages over 200 enquiries a month and utilises a well-developed monthly Discovery Day attended by 20 - 30 prospects per session. From this the Group operates a robust selection process based upon an extensive application, financial assessment and interview process, and takes pride in carefully selecting each franchisee partner. Out of this process, the Group and its Masters, on average, grant between 2 and 4 franchises per month.

Operational Model

The Group retains extremely close control over the franchisee at an operational level, with the following infrastructure in place to manage and help its franchisees:

1. All franchisees work to agreed budgets and each franchisee produces and submits monthly management accounts for financial performance to be monitored by the Group.

2. Close monitoring and implementation of brand compliance rules. Each franchise has one formal audit p.a which comprise a 200 point checklist by the head office operations team. This ensures the franchisee is keeping to the rules enforced to protect the brand, and to assist the franchisee in driving the business forward. This includes system implementation, using standard suppliers, cleanliness, staff uniforms etc. Audits are then supported by 3 further Operations visits in which systems are checked, coached and benchmarked against trends around the network. énergie holds a Quarterly Development Meeting (QDM) which is attended by all franchisees – this event is used to review and reward performance, launch new initiatives and provide an opportunity for open dialogue with the franchise network.

Once a year the group stages a one-day conference called Évolution – this forms the highlight of énergie's year, with more than 400 franchisees and staff attending a

daytime educational conference and evening gala dinner and awards ceremony which recognises achievements across the Group. There is also one formal business review p.a., as well as various training programmes throughout the year. In total, the head office team will meet each franchisee a minimum of 8 times p.a (including QDMs and Évolution).

3. Each franchisee has KPIs set which are monitored by the operations team. These include new member statistics, retention rates, overhead costs and secondary income levels.

The right consumer proposition for each club location

The unique range of niche products offered by énergie ensure that the right business model is provided in the right location. For instance in this location where we consider the club would benefit from the 'Low Cost' proposition, we launch clubs under our Fit4less brand, in contrast to our full service énergie Fitness Clubs brand, which offers a higher service and facility proposition ideally suited to more affluent or suburban locations.

Therefore in summary we are entirely confident this is the correct gym proposition in the correct location for the market we are looking to service. Thus offering vital facilities for what is currently a vastly unengaged population segment but one which the government guidelines are striving to tackle.

Assessment

The building construction consists of an internal structural column system, providing support to the ground floor commercial units and residential dwellings above. The external and internal walls are of solid construction. Externally the finishes vary between coloured render and stonework. The existing basement floor is relatively open plan, and the existing ground floor main entrance has remained in use, but for security reasons a site hoarding has been installed, whilst the site has been vacant.

At ground floor level the existing elevation is predominantly finished in stonework with glazed shop fronts, which vary in colour and signage infills. Above ground floor level the finish is coloured render with decorative details to window openings and surrounds.

Access to the basement level unit, in which this application relates to is obtained at ground floor level to the left hand side of the front elevation adjacent to the ground retail unit.

Design

The existing site comprised of both ground and basement level and the last known use was an A4 Drinking Establishment. It has since been noted that the basement level was used as a store for the ground floor retail unit at 83 Picadilly whilst it was vacant.

At the time of writing the site has undergone a complete strip out of the internal wall coverings at basement level and has been taken back to the existing exposed brickwork throughout.

The proposal is for a Gymnasium, therefore the layout will be relatively open plan, however there is a need for changing rooms, office, entrance lobby and plant room, (please refer to drawing number T13119 - 77 - 1102) a studio is proposed within an existing area. General internal decorations will consist of new floor finishes, painted walls and an exposed and decorated soffit, including suspended light fittings. There will be a suspended ceiling with recessed light fittings within the changing areas. There is a need for a new mechanical and ventilation system for all areas, which again will be suspended at high level. The air conditioning units will be housed internally at ground floor level with grilles to the existing windows to the rear of the property.

There is a proposal for a fully glazed entrance with a single glazed entrance door at ground floor level where there is currently a site hoarding, details have been provided within this application. There will be a need for internal signage to include vinyls to the glazed shopfront and a glazed screen internally. Further external signage will be provided at high level above the ground floor entrance door. A full set of signage proposals will be submitted to the planning department along with the correct application in due course.

Parking & Opening Times

The site does not benefit from any private parking, however within close proximity and in particular to the opposite side of Piccadilly there are a number of communal parking facilities. There are also a number of good public transport links within a short walk to the site which include a bus service, train station and tram station.

Our proposed peak operation hours are anticipated to be between 5:00pm and 8:00pm which fall outside of the general operational hours of the neighbouring units and therefore this would not increase the amount of traffic coming into the site nor the demand for parking.

The current proposed opening times are from 06:00 to 23:00 Monday to Friday and 08:00 to 22:00 on Saturday and Sunday.

Access

At present there is a stepped access from the street at ground floor level. Once inside there is a small landing with a staircase leading down to basement level. The existing site does not provide access for wheel chair users as it is not possible to install an access lift. There is currently a further shared fire escape stairwell to the rear of the site which will remain for the proposed use but only as an escape route.

The proposal is to maintain the existing step from the high street into the ground floor entrance. Once inside the unit a level lobby area is proposed with a new staircase that will lead down to basement level. At the bottom of the staircase there will be finger recognition entry system with an entrance turnstile. There is no scope to provide an access lift or stair lift from ground to basement level as the existing site does not have the adequate space at ground floor level to accommodate. This site however where possible will accommodate for ambient users.

Security

At present we have no information relating to the existing site security, however it appears that this is minimal. There may be an existing alarm system, however at the time of our inspection this was not in operation.

The proposal is for a new glazed door to the ground floor entrance with a 5 Lever Cylinder lock or the like to provide security. A new roller shutter will be installed internally and set back from the glazed entrance doors which will be securely locked when the gym is not in operation. The proposed new fire escape will be linked into our proposed security system. There will be a new security system installed throughout which will include security cameras, access control, security alarm and door sensors which will be added to all existing and proposed entrance/exit doors.

Refuse/Recycling Policy

At present there does not appear to be any refuse policy in place within the basement unit as the site has been vacant for an extended period of time and therefore has not been needed.

Our proposal is to remove all waste from site via the waste removal service provided by the Local Authority. Within the waste management plan we are proposing that any waste is stored on site within our plant room within storage bins. The waste bins will be emptied at the end of each day into sacks purchased from the Local Authority. The waste sacks will then be taken by a member of the gym staff to the agreed point to the rear of the site as indicated on drawing number T13119-1107. We anticipate the waste from site to be minimal and therefore will only require a maximum of one waste sack per day.

Further to the above waste management plan, we would look to implement a similar set up with regards to materials that can be recycled. Materials would be stored on site throughout the day. We would purchase sacks from the Local authority and at the end of each day these would be taken by a member of staff from the gym to the agreed position to the rear of the site at ground floor level at the end of each day. Materials we have outlined below are what we anticipate to be our recycled materials from site:

- Plastic (bottles, containers, packaging, etc.)
- Cans
- Paper (paper towels, office paper, etc.)
- Cardboard

Delivery Policy

Given the location of the site it will not be possible to take deliveries to the front on Piccadilly, given that directly outside the site there are two bus stops and the road is a main access route through Manchester centre and therefore there is a constant heavy traffic presence. The proposal would be for all deliveries to be dropped off to the rear on Back Piccadilly or to the side on China Lane (please refer to drawing number T13119-1107) this will be agreed with the delivery company prior to the delivery date. Once the items have been delivered to the agreed location the items will be brought through either the front main entrance off of Piccadilly or the rear access to Back Piccadilly by either a member of the delivery company or a member of the gym staff.

We anticipate that we would receive one delivery per week which will not have an effect on the traffic surrounding the site given the location. Further to this we would look to avoid busy periods within the day. Below we have listed the potential delivery items to site:

- Small amount of stock for the proposed vending machine – Once every two weeks
- Cleaning supplies and Sanitary (paper towels, cleaning products, etc.) – Once every two weeks
- Office Stationary supplies – Once every two weeks