



ARTHOUSE, MANCHESTER

PL-DOC-001 DESIGN + ACCESS STATEMENT

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ARTHOUSE, MANCHESTER

DESIGN AND ACCESS STATEMENT

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1.1 Introduction

This Design and Access Statement has been prepared in support of the planning application at The Arthouse in Manchester for the proposed project : 'Removal of timber boards to top of three external staircases located within rear courtyard, replacement with aluminium checker plate'.

The purpose of this document is to demonstrate the design principles, concepts and rationale that has been used throughout the design process to arrive at the proposed scheme illustrated within this document. The structure of this document follows the CABE Guidance document - Design and Access Statements - How to read write and use them.

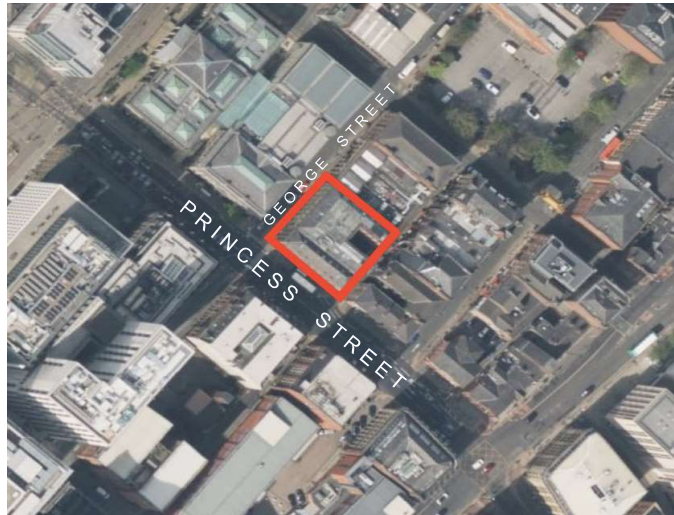


Fig. 01 Aerial photo showing the location of the Arthouse buildings.

2.1 Site Location and Context

Site address:

The Arthouse, George Street, Manchester, M1 4AB

The building is located in Manchester City Centre, and is Grade 2 Listed.

2.2 Existing Site Boundaries

The site is bound by Princess Street to the south west, George Street to the north west and St James Street to the south east. The north east boundary is with the adjoining neighbouring building which is a casino.



Fig. 02 Photo of facade facing George Street



Fig. 03 Photo of rear courtyard facing St James Street

3.1 Use

The proposal is for the removal of the timber boards at the top of the external staircases. The three staircases are located in the rear courtyard. The reason is to remove all combustible materials from the building facade in line with the Building Safety Act. The boards will be replaced by aluminium checker plate to match the existing stair treads.

3.2 Amount and Layout

The proposal effects the three external staircases within the courtyard.

3.3 Scale and Massing

The proposal only effects the three external staircases and does not change the scale / massing of these or the actual building in any way.

3.4 Appearance

The proposal effects the three external staircases and the only change to the appearance will be the top of the staircase which will change from timber boards to aluminium checker plate.

3.5 Flood Risk

There is no proposed change to the existing ground surfaces and therefore no effect on the flood risk.

3.6 Drainage

There is no proposed change to the existing drainage strategy.



Fig. 04 Photo of the existing courtyard showing the three staircases

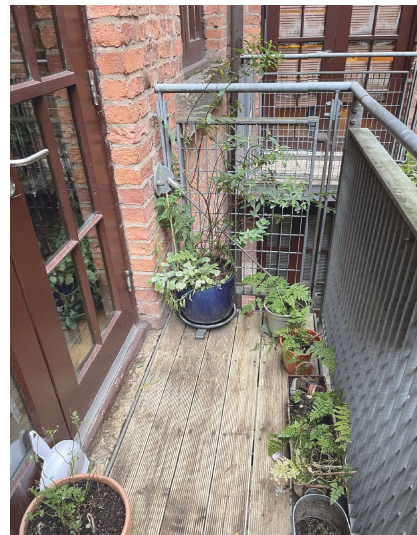


Fig. 05 Photo of existing timber boards to be removed and replaced with aluminium checker plate.



Fig. 06 Photo of existing aluminium checker plate stair treads.



Fig. 07 Photo showing existing timber boards at the top of the stairs, and also the existing aluminium checker plate stair treads.

Timber deck to be removed and replaced with evenly spaced aluminium, square hollow sections, mechanically fastened or welded (to manufacturer confirmation) with aluminium checker plate sheeting above, mechanically fastened to sections below. Mechanical fastenings to be countersunk. Surface drainage holes to be provided in coordination with RHS sections below. SHS section and checker plate sheet dims to be confirmed on site prior to procurement or installation upon removal of timber deck.

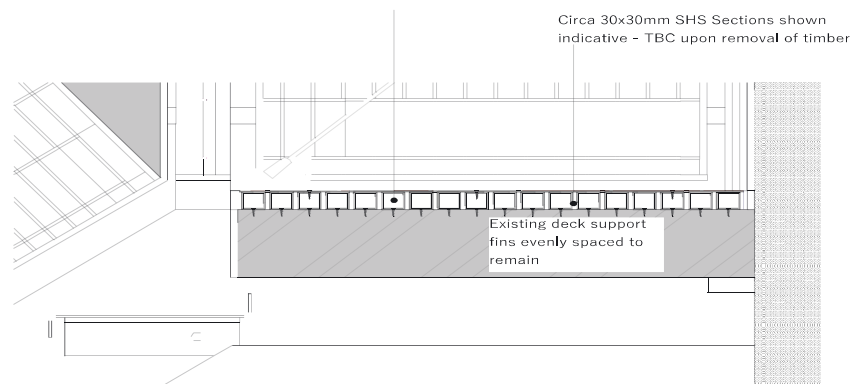


Fig. 08 Drawing extract showing proposed detail (please refer to drawings submitted).

4.1 Access

There is no proposed change to the pedestrian or vehicular access onto and around the site and building.

4.2 Parking

There is no proposed change to the existing parking strategy.

4.3 Refuse Strategy

There is no proposed change to the existing refuse strategy.



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