

**THE SHERIDAN ,371, OLDHAM ROAD, MANCHESTER,
M40 8RR
THE PHOENIX VILLAGE ,THE ORIENTAL SHOPPING CENTER**

To be read in conjunction with:

Existing Drawings

371 OR 10

371 OR 11

371 OR 12

371 OR 10

Proposed Drawings

371OR12

371OR14

103

Associated Reports/Assessments

1513 Waste Management Strategy

Block Plan

Location Plan

Brief:

Our brief was to design the refurbishment of the existing ground floor to form a new Oriental Shopping Center

Introduction:

Our client, The Sheridan has many years experience working within the leisure sector with the events taking place currently on site in the first floor. They intend to incorporate this within the existing footprint Plus external and Internal Eating Areas to the ground floor area Offering a new and enhanced leisure offer.

Design:

The approach along Oldham Road will be improved by new external seating area extensions which will create a new entrance and affording the visitor views to the inside and beyond to create a more aesthetically pleasing and welcoming venue.

The design of the ground floor will entail the complete strip out and removal of the redundant existing internal finishes and also amendments to the poor quality internal materials.

The new ground floor design will create a building that connects all its functions and addresses the current apparent abandoned nature of the building at ground floor. With a separate entrance away from the entrance to the first floor, which is connected materially, the ground floor will offer a new space that will be

managed to ensure that there is an additional facilities for the nearby Chinese and Vietnamese Community., basically a one stop shop for all. The front external dining area will be considerate to the existing surroundings to enhance the overall appearance of the building and site.

Services such as supply and extract ducts, etc, will be to the rear thus eliminating a view from Oldham Road. Kitchen extraction, incorporating filtration as required, would be fully in compliance with environmental health requirements.

All extract and input terminals will be fitted with audio attenuators where required.

An enclosed bin store will be included within the service yard.

Benefits of the Proposal

There are a number of benefits relating to the new proposal such as:-

- The essential refurbishment of the existing building's fabric which is currently in a poor state and is detrimental to the surroundings and its facilities.
- With the extern seating area to the front of the building's will ensures that its existing character and form is retained whilst also improving it.
- The new Pheonix Center will provide a venue of distinction.
- More jobs will be created to service the new venture.

Vehicular access, parking and Public Transport:

Existing vehicular access to the site would be retained. Separating the Parking areas

The building will utilise the good public transport connections available along Oldham Road.

In order to improve access for the disabled, parking spaces are provided.

DDA Requirements:

The Sheridan fwill ully intends to comply with all current regulations and good practice.

The design complies with the requirements of the current DDA legislation providing inclusive access. The Company will ensure that management procedures are in place in order to ensure full accessibility.

Provision is included for the employment of disabled staff, principally as office and waiting staff, with accessible changing and WC facilities.

We have used as our main source of reference the standards in DFA2 and Approved Document part M (2004 amended 2010) in so far as it is relevant.

Pre Application Consultation:

None at Present