

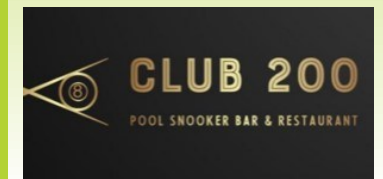


Design and Access Statement

To accompany the full planning application for

Conversion of Existing First Floor Vacant Commercial Unit into Snooker/Pool Hall with Bar and Dining Area
At 3-9 Hyde Road, Ardwick, Manchester, M12 6BQ

221318 Design and Access Statement



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Aerial view of site with site marked with a star

Introduction

This Design Statement has been prepared by TADW Architects on behalf of TTS Trading Ltd. It forms part of the Full Planning Application for the proposed conversion of a vacant first floor commercial warehouse unit into a snooker/pool hall with a bar and dining area, in the Ardwick area of Manchester.

The national grid reference for the site is 385397 E, 397066 N. It is shown edged red opposite, and the first floor area is approximately 1360 sq m.

The purpose of this statement is to outline the design considerations of the proposals, and is to be read in conjunction with the following documents that have been submitted with the planning application :-

- TADW Planning Drawings
- Transport Statement
- Noise Impact Statement
- Odour Impact Assessment
- Waste Management Strategy
- Operating Schedule / Management Strategy



Aerial view showing site location outlined in red

The site is situated in the Ardwick area of Manchester, approximately two kilometres south east of Manchester city centre.

The existing building is a detached two storey premises located on Hyde Road at the junction with Higher Ardwick. The building is a combination of exposed concrete and brickwork on the rear (north) and east elevations, and on the front (south) and west elevations, they have been fully overclad with metal trapezoidal cladding. A parapet runs around the full perimeter of the building.

The property is occupied at ground floor level as a self storage unit facility and will remain in use as existing. Historically, based on the appearance and its general setting, the first floor unit was previously used for manufacturing and commercial activities. Its most recent function was used for storage by a furniture retailer.

The first floor is currently a vacant storage warehouse unit with its own means of access and is completely separated from the ground floor.

The main access point is from Hyde Road and a secondary access is from the rear of the building off Dolphin Street. Both entrances provide access into a stair lobby which leads to the first floor unit.

The site is located off a busy, main highway which is one of the main arterial routes in and out of the city centre.

Opposite the site is the O2 Apollo, a venue which frequently hosts events, concerts, shows etc and is located to the south west 70 metres away.

A private road is located to the east and it is understood the landlord owns half of the private road. The car park to the west is privately owned by others, and it is understood users of the self storage units have rights to use the car park, except during events at the O2 Apollo venue, when the car park becomes supervised and parking charges are applied.

The site is in a sustainable location. It is within close proximity to the city centre. The immediate area is mainly characterised by buildings serving commercial and industrial uses. It is noted Manchester Turkish Mosque is located to the rear of the building off Dolphin Street. The nearest residential buildings appears to be located on Polygon Street to the south west and Ardwick Green North to the north west. Looking slightly further afield, there are educational buildings, including The Manchester College and Medlock Primary School, retail facilities such as Tesco Esso Express petrol station and recreational uses such as Powerleague Manchester and Nicholls Community Football Centre. There are a number of restaurant facilities in the vicinity of the site such as those off Polygon Street. To the west of the site, there is Ardwick Green Park which is an area of public open space with a cenotaph and playground.

Site Analysis

Character of the Area



Design

Proposals for the site

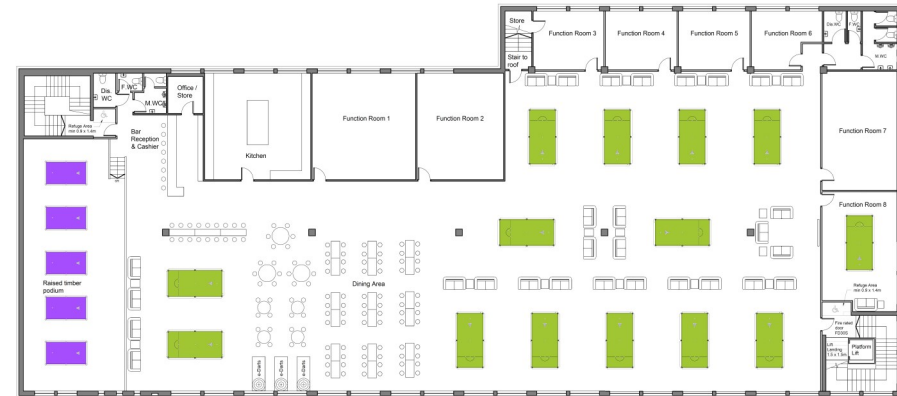
The client is proposing to convert the vacant first floor unit into a snooker / pool hall with a bar and dining area. This planning application is to seek permission for change of use from use class order B8 Storage or distribution, to *Sui Generis* as it will comprise both of the following uses - Indoor sport, recreation or fitness, and Sale of food and drink for consumption (mostly) on the premises. The new business will be branded and known as Club 200.

Design

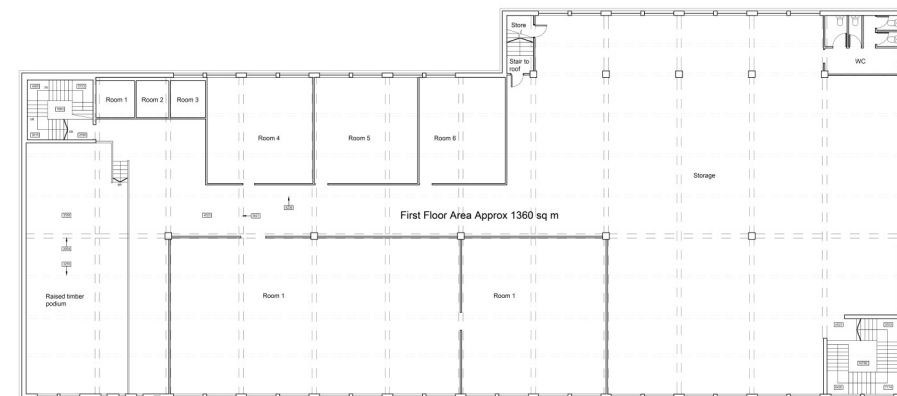
The appearance of the building will largely remain as existing except for new signage at the front elevation on Hyde Road and rear elevation on Dolphin Street over the two existing entrances, and new glazed external doors provided with intercom systems.

The existing windows will be blocked up from the inside and it is anticipated the existing windows and facades will remain as current.

Internally, the space will feature up to 12 snooker tables, 5 pool tables, a bar and dining area. The type of cuisine which will be offered is eastern Asian. A commercial kitchen with extraction and ventilation system will be fully integrated into the building. Any services and plant equipment will be carefully designed to ensure there is minimal impact on the building visually. In terms of noise and odours, specialist services designers will be employed to ensure the effects on surrounding neighbouring properties and businesses, including the occupied units at ground floor level, will comply with statutory guidance.

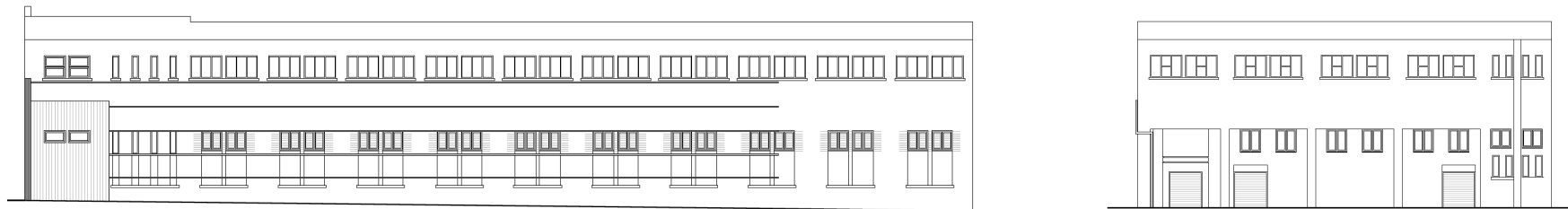
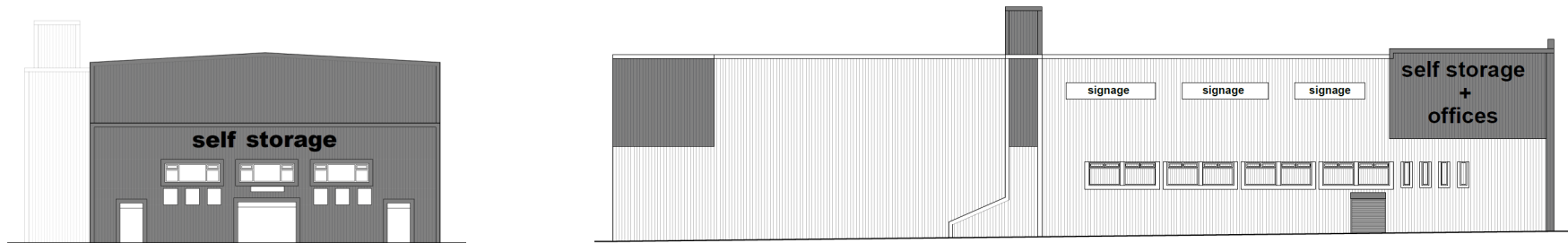


Proposed first floor plan



Existing first floor plan

Design



Existing Elevations - Clockwise from top left - Front, Side (West), Rear, Side (East)



Proposed Front Elevation (L) and Proposed Rear Elevation (R). Side Elevations as existing

Design

Use

The proposals set out in this planning application seek to obtain planning permission for a change of use of the existing building, to provide a new recreational facility, and eating and drinking establishment for the local area.

Amount

The existing internal floor area at first floor level of the property is **1360 sq m.**

It is envisaged the bar and dining area will be able to cater for up to a maximum of 60 people at any given time.

It is noted for compliance with Building Regulations, the maximum occupancy for this type of building must not exceed 220 people at any one time. It is anticipated there will be no more than 100 people at any given time.

Layout

The main entrance will be from Hyde Road. An existing staircase leads up to the first floor to the bar / reception area. The second entrance will be from the rear, accessed from Dolphin Street, which utilises an existing staircase and will incorporate a new platform lift for disabled users.

The space at first floor level will generally adopt an open plan feel. A raised podium towards the front of the building will contain an area containing American pool tables. In the middle section of the floor plan, a seating area for dining will accommodate up to 60 people. Towards the rear of the building, there will be the main snooker hall which will have full-size snooker tables spaced generously apart to enhance playing experience.

Secondary function rooms are also proposed and these rooms are currently planned for uses such as private dining functions, or can be used to create private snooker rooms.

Design

Scale

The existing building provides a generously sized floor area for the proposed use. The nature of cue sports such as snooker and pool requires a spacious environment which offers unobstructed space free from columns, walls, etc. The building's large spans between structural columns allows the layout of fixtures and fittings to be arranged flexibly and provides good circulation throughout the floor plan.

Appearance

As described under the 'Design' section earlier, there will be minimal changes to the external appearance of the building. The building will remain largely as existing except for new signage over the two existing entrances at the front elevation on Hyde Road and rear elevation on Dolphin Street. New glazed external doors will also be provided with intercom systems.

The existing windows will be blocked up from the inside and it is anticipated the existing windows and facades will remain as current.

Sustainability

The site is located less than 2 kilometres from Manchester city centre, and is extremely well served by public transport connections. Bus stops with direct bus routes to Manchester, Stockport, Denton and Hyde are within short walking distance from the site. Piccadilly train station is within 900 metres away. Clearly, the site is located in a sustainable location due to its variety of transport links.

In terms of meeting energy performance requirements as set out in the latest Building Regulations, Part L Vol.2 of the Paragraph 12.1 b says because we are 'providing fixed building services in the building for the first time', "consequential improvements should be carried out to ensure that the entire building complies with Part L of the Building Regulations to the extent that they are technically, functionally and economically feasible".

In the case of this application, the existing building's original purpose means it inherently has a very poor level of energy efficiency. However, the applicant is committed to improving the energy efficiency properties of the building as far as is reasonably and financially practicable. The

Sustainability (Continued)

proposed improvements on energy efficiency measures will be consulted with a fully qualified energy consultant and agreed with an approved building inspector.

The first floor of the building will be improved to enhance the energy performance of the building in the following ways:

- Use of insulated plasterboard drylining on external walls to improve u-value and reduce heat loss and heat gain through the walls
- Improvement to thermal efficiency of walls by using insulated plasterboard to block up inside of the existing windows
- Installation of new energy efficient ventilation and extraction system
- Installation of new energy efficient heating and cooling system
- Low energy lighting used where possible
- Thermal mass of existing concrete frame building should slowly allow heat to penetrate the building when it is most needed i.e. evenings and nights, and prevent overheating during the day.

External Areas

An external smoking area is proposed towards the rear of the building within the private road which is owned by the landlord of the building.

A bin storage area is also located towards the rear of the building within the private road which is owned by the landlord of the building. The proposed plan shows eight 1100 litre Eurobins will be provided. The quantity and waste streams needs to be agreed with waste management services. It is anticipated the waste collection vehicles will make the refuse collections from Dolphin Street. Please refer to the Waste Management Proforma for further details.

Design

External Areas (Continued)

The surrounding area is very well served by on and off street car parking. The private road to the east of the building will provide up to 7 car parking spaces.

The car park to the west of the building is owned and operated by a private company. Appendix A contains a letter from the landlord and terms of the lease confirming the new proposed leisure facility has right of use of the car park for up to 60 vehicles at all times, except during events at the O2 Apollo. During such events, customers can choose to use the privately operated pay per park facility in the car park at their standard charge, if they wish to do so. The lease agreement is for 5 years and is renewable at the end of the contracted term.

Secure cycle parking facilities will also be provided on the private road adjacent to the smoking area and bin storage area, for the use of customers and employees.

Security

CCTV will be provided throughout the building and surrounding external areas including the private road, smoking area and entrance areas, to maximise passive surveillance and monitoring of all routes and eliminates locations where individuals can hide. All new entrance doors will comply with Secured By Design standards. It is anticipated on site security may be employed during busy periods such as weekends. This will be regularly reviewed.

Design

Consultation

We have sought pre-application planning advice from the LPA.

We understand the Council's Highways Officer has expressed some concerns over the proposed development in terms of vehicle parking provision. To address these concerns, a transport assessment has been commissioned and is contained within the planning documents.

The new development aims to encourage activity to this part of Ardwick and footfall is likely going to increase. Due to the close proximity to Manchester city centre, many bus routes go past the building directly, or are a short walk away (192, 201, 202, 203, 205). A number of these bus services operates throughout the night. The development is located in a highly sustainable location, accessible by various means of public transport. The car park to the west will provide off-road parking facilities for up to 60 vehicles and so won't affect residents' parking spaces. In addition, the majority of customers will be visiting in the evening and past midnight, which are typically outside of busy commuter parking periods. It is therefore anticipated there will be minimal impact caused to the local traffic flows, and there should be a supply of available on-street parking to cater for customers during these off-peak hours.

The applicant plans to encourage employees to minimise car usage and instead use alternative methods of transport such as taking public transport or cycling. The applicant plans to subsidise the use of such methods through providing private bike locks and offering bicycle repair schemes to employees.

On event days at the Apollo, there will be parking spaces for up to 7 vehicles located on the private road to the east of the building. Where additional parking over 7 cars is required, it is anticipated this number is only small in comparison to the total number of car users attending the Apollo venue and so can be catered for relatively easily by using the secure paid car parking facilities nearby or on street parking facilities.

Please also refer to Transport Statement produced by SCP Ltd dated December 2022, which is included in the planning application documents.

Consultation (Continued)

We also refer to the **Neighbourhood Development Framework for the Ardwick Green Area (September 2020)**.

The building and proposed development site is located in the Ardwick Green character area known as the 'Knitting District'.

Paragraph 6.10 of the document states *“Restoration of a street frontage and activation could help the area capitalise on the growing creative industries in the area and reflect that in active ground floor uses, such as shops, cafes, restaurants and evening uses. Such uses have declined in the area during the second half of the 20th century, and a sensitive reintroduction within the Knitting District could be seen as an opportunity to both complement entertainment at the Apollo, add new residential opportunities, and provide evening and late night activity away from the existing and lower density residential community.”*

- The development provides evening and late night activity away from the existing and lower density residential communities. It's close proximity to the Apollo also means the impact and risk of further disturbance caused by the proposed development on neighbouring properties should be minimal as the precedent from events regularly held at the Apollo have already been established. Although the main facility is located at first floor level, it is anticipated street activity at ground level on Hyde Road and Dolphin Street will be increased. The proposals will reintroduce uses such as those mentioned in paragraph 6.10, and the applicant will be offering eastern Asian cuisine which is expected to be in high demand from the local community and further afield. The proposed development is seen as a facility which will complement the Apollo. It will be a venue which aims provide customers with a convenient and desirable destination to visit both before and after the event at the Apollo. Because of the proposed opening hours, it is expected a significant number of customers will wish to visit during late hours. The snooker / pool hall, bar and restaurant will be open into the early hours, which will meet the demand for leisure and entertainment facilities such as those being proposed. It is anticipated this will also help to reduce the heavy traffic problems which are often experienced at the end of events at the Apollo, by spreading out the flow of traffic caused by those leaving the Apollo at the same time.

Paragraph 6.13 states *“In areas such as the Knitting District, there are clear opportunities to provide a better defined, active and cohesive street frontage through restoration and repair of existing buildings and new development on vacant sites.”*

- The existing concrete frame building is to be repaired and overclad to improve the appearance of the building from the street frontages and make the façade particularly from Dolphin Street more visually presentable.

Consultation (Continued)

Paragraph 6.56 states *“New developments, refurbishments or alterations within the area could consider their ability to contribute toward nationally and locally ascribed Net Zero Carbon Targets. This approach is known as ‘Whole Lifecycle Carbon’ assessments and can be a starting point for appraising early designs and can be promoted in the final designs where feasible and viable to do so.”*

Paragraph 6.57 states *“One way to achieve this would be to identify where existing buildings and structures can be repurposed for new uses as a starting point. Where buildings are demonstrated as being no longer fit for purpose, options may be explored to minimise embodied and operational carbon for developments. New developments could well also be appraised in order to consider their adaptability for future use, or for the propensity of the design to be recycled.”*

- It is evident due to the length of time the building has remained vacant, the existing building's original purpose is no longer fit for purpose. The building inherently has a very poor level of energy efficiency. However, the applicant is committed to improving the energy efficiency properties of the building as far as is reasonably and financially practicable, and is to be suitably adapted for its new intended use.

Paragraph 7.37 states *“Opportunities could be sought to capitalise on this dramatic streetscape by sensitively repurposing existing buildings where necessary and encouraging high quality development adjacent to these existing warehouses and townhouses.”*

- The proposed development utilises an existing building. The unit has been vacant for a considerable period of time and a new purpose and lease of life will be given to the property.

Paragraph 7.39 states *“The introduction of more varied uses in the area, in addition to the manufacturing and commercial uses prevalent, and the provision of active frontages at ground floor level, could aid in providing 24 hour use and a higher degree of passive security.”*

- The proposed use of the building will provide a new and additional leisure facility to the local area. The proposed opening hours will generate activity to this part of the Ardwick Green area throughout the day, night and early hours of the morning, and will provide a higher level of passive security.”

Design

Consultation (Continued)

Paragraph 7.39 states *“Dolphin Street itself could provide a key link to potential future developments in east Ardwick and there is an opportunity to improve the public realm and provide better lighting along Dolphin Street.”*

- A second main entrance and an external smoking area is provided at the rear of the building off Dolphin Street. Street activity will be increased at ground level on Dolphin Street, and artificial lighting will be provided at the entrance with illuminated signage, making the area feel safer.

Aspirations

The applicant has identified a need for a new snooker club, bar and dining facility in Manchester City Centre, to cater for a growing BNO (British National Overseas) population - those who have migrated from Hong Kong carrying BNO visas to set up residence in UK.

The applicant is extremely keen to invest in creating a new recreational facility in this central location as it will offer benefits to the local and wider community. The proposed development is expected to contribute to the community in the following ways:

- Together with a new bar and dining area, this will provide a new entertainment facility for those of similar backgrounds to meet, socialize and to enhance a sense of community.
- In addition to a new bar and eating destination serving eastern Asian cuisine, the new establishment aims to provide a culturally diverse service for local and overseas residents, and an educational facility to the increasingly growing BNO Chinese community, many of which having immigrated to Manchester for study and work.
- The facility will create jobs and help benefit the local community and local economy.
- An indoor entertainment / recreational sports facility near the universities and colleges, so students and adults have a new meeting place and somewhere to enjoy their spare time doing something positive.
- Club 200 will aid in bringing the surrounding community together through events and sporting activities through the proposed new facilities and additional community events. Once established, the management of the company aims to organise other events such as local football, badminton, snooker, and golf matches through interaction with other societies and clubs.
- CCTV cameras and indoor/outdoor security will be provided, enhancing the security and feeling of safety for the local area and residents.
- The younger community is a major target audience for the applicant, as potential customers and employees. Employment opportunities will be created for younger members of the community. The facility will also provide a safe, indoor destination for youths to socialise, develop and interact.

Access

Around the Site

Access within the site will be largely level with gradients not exceeding 1 in 20.

In preparing the design and floor layouts, we have considered:-

- The Local Authority Planning Officer
- Building Regulations Approved Document M
- BS 8300
- HCA Accessibility Standards

It is intended the converted premises will be fully compliant with the Building Regulations Approved Document M. The following specific points have been incorporated:

- Platform lift for wheelchair / disabled users will be incorporated in the stair lobby towards the rear of the building
- Safe refuge areas will be provided in the protected stair lobby areas at the top of the stairs
- All internal doors have a clear opening of at least 750mm.
- Electrical controls, sockets and switches are located between 450mm and 1200mm above floor level.
- Corridors are a minimum width of 900mm.
- Part M compliant WCs are provided