

Design and Access Statement – Barrack St Hub

1. What are the features on the existing site? What is the scale/appearance of the proposed development?

The property is Victorian style, built in 1902. It is built of Accrington brick. The floors are solid. The roof is timber and has a multi-pitched structure. It is covered with slate. The windows are timber and have double glazing. Security grills are fitted inside the windows. They are also fitted at high levels outside. Following remedial work by the landlord (council) the property has been re-roofed, re-guttered and above roof line masonry has been repaired and collapsed drains have been resolved.

Some further remedial work on the building fabric will take place as part of the refurbishment (patch pointing, damp proof course, window renovation). External air conditioning units on the rear wall will be decommissioned as part of the refurbishment. It is planned to replace the current (condemned) gas heating system with a fully electric heating system (air source heat pumps and solar panels). Heat pumps and batteries will be sited in the Utility/Plant room and intended solar panel placement will be on the inner roofing areas (see figure 5). This no external changes to the overall appearance of the building are envisaged.

Originally a school, then council offices and then a school again, the interior is divided into various 'classrooms' and smaller offices and storage spaces as well as an excessive number of bathrooms. The interior is in a very poor state throughout and we expect to strip out all and rebuild the interior to suit our purposes. The total floor space is estimated by the council to be approximately 350m².

The building is joined along the east wall with the adjacent property (Formerly the Cornbrook Business Centre) The party wall has been established as concurrent with the first roof line supporting wall, though the rear fire door exit and the adjacent plant room extends under the neighbouring roof line. (see fig 6)

The site includes the small yard in front of the property (adjacent Barrack St and Quenby St) which is surrounded by a solid masonry (brick) low boundary wall with stone copings and iron railings. There is tarmac hardstanding between the building perimeter and boundary wall. There is a concrete access ramp with steel guard rail to the main entrance, and precast concrete slab paving adjacent the rear emergency exit. There is a steel access gate down the side of the building to the rear emergency exit and utility/plant room. (see fig 1-3)

**fig 1 – west elevation (barrack St)
showing main gate and door**



**fig 2 – south elevation (quenby st)
no access routes this side**



**fig 3 north elevation- showing rear
access and utility room**



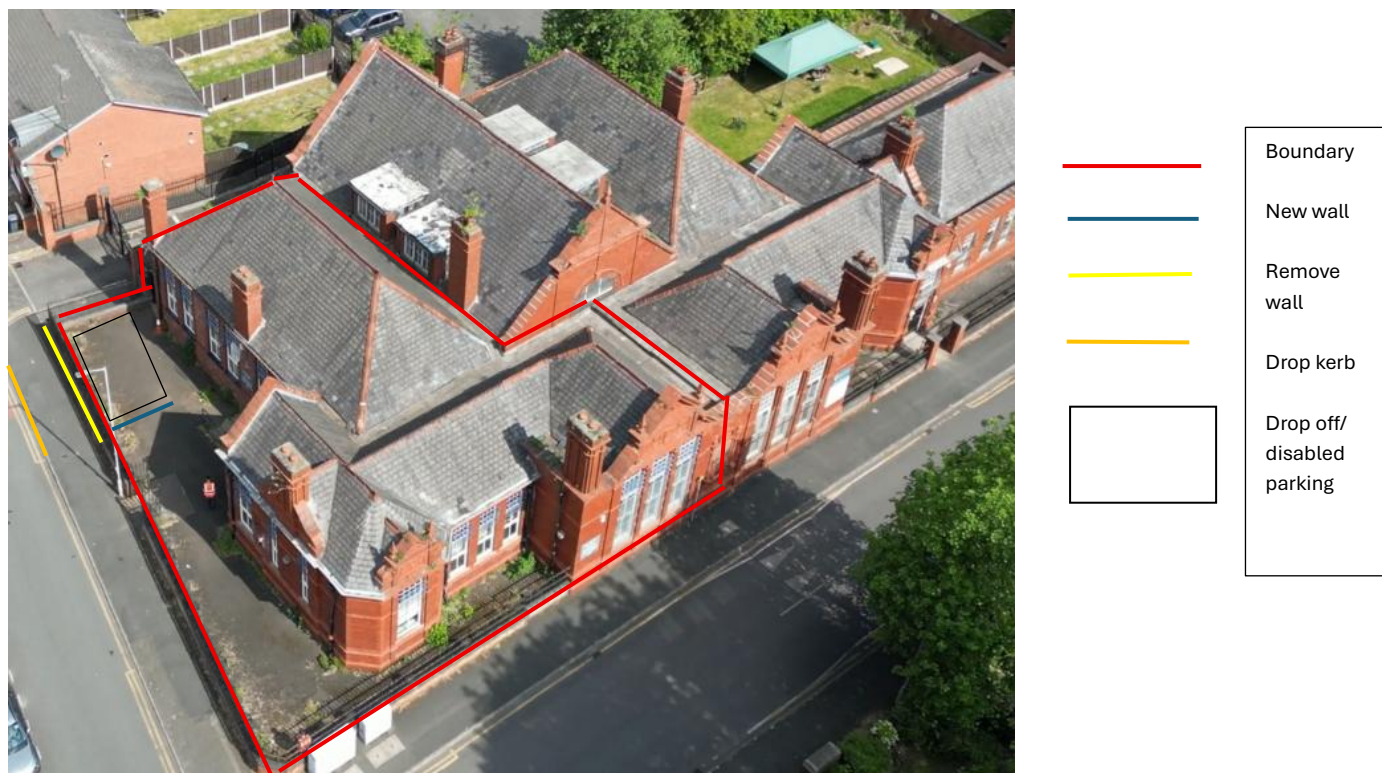
2. Please provide details of how access issues have been addressed.

Access and means of escape: This section deals with site access only as we have provided a separate Transport Plan. The building has main door access at the front (recessed – door faces down Barrack St)– it is a large double door opening. Currently fitted with heavy steel doors this will be replaced with a composite/steel and toughened glass fully electronic, wheelchair accessible door with key fob access. As noted above there is a second fire exit at the rear of the building. We have had a surveyors report and they have concluded that these arrangements appear to be compliant with the guidelines in Approved Document B. A full fire risk assessment will be completed before occupancy.

There is level or ramped access between street footway, rear and main entrance. The main entrance ramp is concrete with steel handrails – this will be renewed as part of the refurbishment. The rear access door is also steel and is covered with a roll down shutter (fig 3) This will be replaced with a fire exit compliant door as part of the refurbishment.

The site currently has a single gated pedestrian entrance onto Barrack St (Fig 1). It is proposed to retain this gate, to create a new brick wall across the yard to the ramp, remove the rest of the length of the wall (as far as the carpark fence) so as to create a disabled parking/drop off zone on the yard (see Fig 4). The section of the yard will be re tarmaced. See below for treatment of the rest of the yard area.

fig 4 – Aerial photo showing site area and proposed site access changes



3 Layout and Facilities within the building:

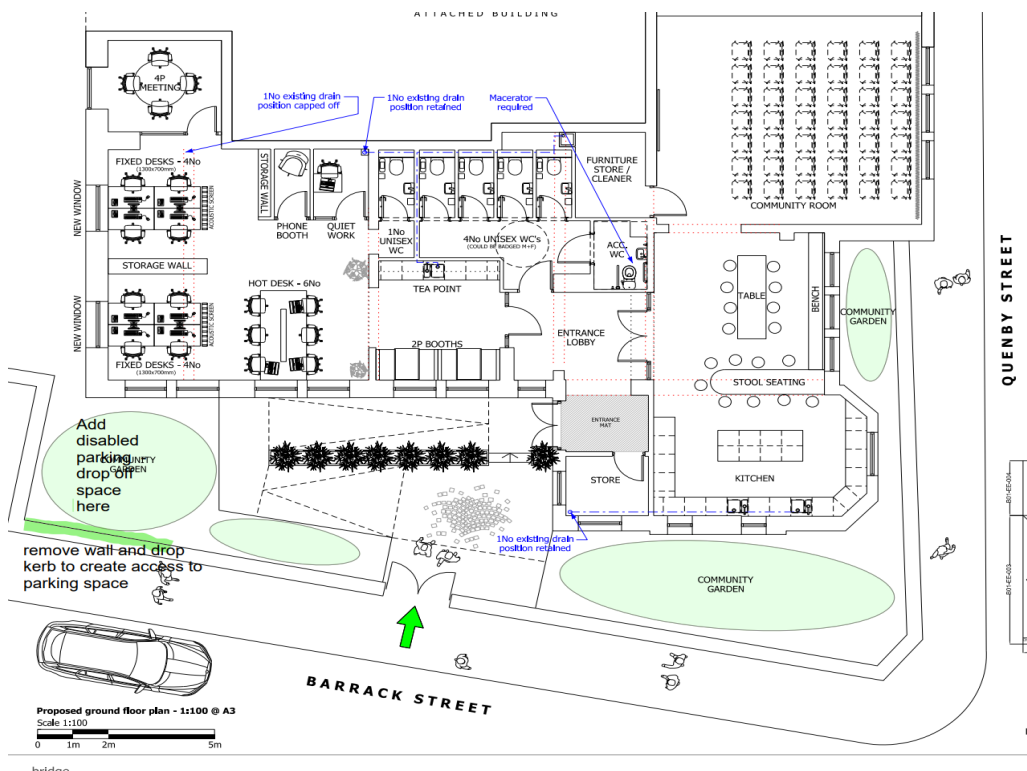
The internal layout of the building is to be completely remodelled (see fig 5) on entry to the building there will be a large entrance lobby leading to (on the left) the Offices of Manchester Care and Repair and (on the right) the community hub. Straight ahead will be a group of publicly accessible toilets. In this plan there is one fully accessible toilet and four regular toilets. The revised plan will have two fully accessible toilets and three regular ones in this area as well as a separate, private facility within the office area for staff use only. The total number of WCs (6) supports a maximum occupancy of 90 people according to HSE guidance. This is above the amount required for the maximum occupancy of the building which will be 65 people (50 in Hub, 15 in Offices).

Once inside either the hub space or the offices you will see the layout is open plan. Manchester Care and Repair are highly experienced in working with older people and those with disabilities and health vulnerabilities and so the design for this project has been particularly devised to account for free access to all spaces for people with a variety of access needs.

Quick egress in an emergency in for people with access needs is there by design. The site is level access across all areas, has the minimum physical barriers (walls/doors etc) and will be equipped with the lowest risk MEP services and appliances (all electric) and the highest level safety systems (alarms and sprinklers across all areas).

The outside areas of the building and the emergency assembly points are again designed with accessibility in mind as well as with an understanding of the safety and security needs for people with specific needs. The public entrance to the site has roadside, visible access. There is a street light directly outside the entrance gate and safety will be enhanced with external lighting at the entrance and on the Quenby Street elevation. The remodelling of the yard along with the inclusion of CCTV across all facades and pointing towards the Barrack Park entrance, directly opposite, will improve safety not just for users of the building but for the neighbourhood as a whole.

Fig 5 – proposed internal layout of the building



4. Please provide information about the landscaping of the site

The yard area, not covered by the access requirements above, the original wall and cast iron railings will be retained and refurbished. The ground surface, which is currently tarmac, will be broken up and replaced with either a gravel or bark and we will install a number of large raised bed planters, planted with decorative, edible and insect friendly plants. This will enhance the overall environment, improve surface water drainage and increase bio-diversity.

5. Please provide details of how Heritage Assets issues have been addressed

The building is not listed and not in a conservation area however the project overall takes note of the building's heritage qualities and all repair and refurbishment work will seek to retain original features and materials to preserve the overall look of the building and celebrate the craftsmanship with which it was built.