

05 - Access

Design and Access Statement

Land at 114 Chain Road, Blackley

MOJO

49 - Accessibility

Access to the site for those with mobility issues is either via the coach drop off for those arriving in taxis or minibuses, or from the northern car park area which contains 12 Accessible Parking Spaces.

The route to the building entrance is then all level access and compliant with BS 8300-1:2018 with all routes being a minimum of 2m wide, and gradients of less than 1:20 along the entire distance.

Internally the building will conform with the guidance set out in Approved Document M Volume 2.

This will include level thresholds, minimum clear widths, turning spaces and provision of 3no. lifts to access Level 01 outlined below.

Within the main auditorium, the first 6 rows of seating are all at the same level with non-fixed seats (shown below in red) which will provide complete flexibility for accomodating the required number of wheelchairs. This will allow over the required 15 accessible spaces due to it's flexible nature with volunteers employed on church service days to provide any assistance required.

Each department within the building has it's own Accessible WC with a grand total of 7 Accessible WCs located throughout the building.

Other provisions that go beyond conformance with Approved Document M will be discussed at the technical design stage.



06 - Waste & Servicing

Design and Access Statement

Land at 114 Chain Road, Blackley

MOJO

51 - Waste and Recycling

Waste on site will be dealt with by a private waste and recycling contractor, with weekly collections.

The nature of the proposed building requires a waste strategy that breaks down the various uses for the calculations to provide adequate space for waste and recyclables.

The Main Auditorium and the adjacent circulation spaces and ancillary rooms as a large percentage area of the building directly produces zero waste, and so has been discounted from the calculations.

The remaining areas have been broken down into various ancillary uses with the volume calculations taken from the ‘ADEPT - Making Space for Waste’ Guidance as referenced within Manchester City Council’s “GD 04 - Waste Storage and Collection Guidance for New Developments” document.

The total volume has then been calculated and the required number of bins within the central bin store has been split into each waste type and rounded up to provide additional volume above the requirements.

Use	Requirement (L/1000ms GIA)	GIA	Capacity
Offices	2600	475	1235
Retail	5000	50	250
Café	10000	150	1500
Education	2600	1930	5018
			8003

Waste Type	Percentage	Capacity (l)	Eurobins (1100l)	Wheeled Bin (240l)
General Waste	40%	3201	3	
Dry Recycling - Pulpable	25%	2001	2	
Dry Recycling - Mixed	25%	2001	2	
Food Waste	10%	800		3



Level 00 - Gross areas for waste calculation



Level 01 - Gross areas for waste calculation

52 - Waste Collection

Refuse vehicles will access the site from Chain Road and utilise the coach and minibus drop off area for collection.

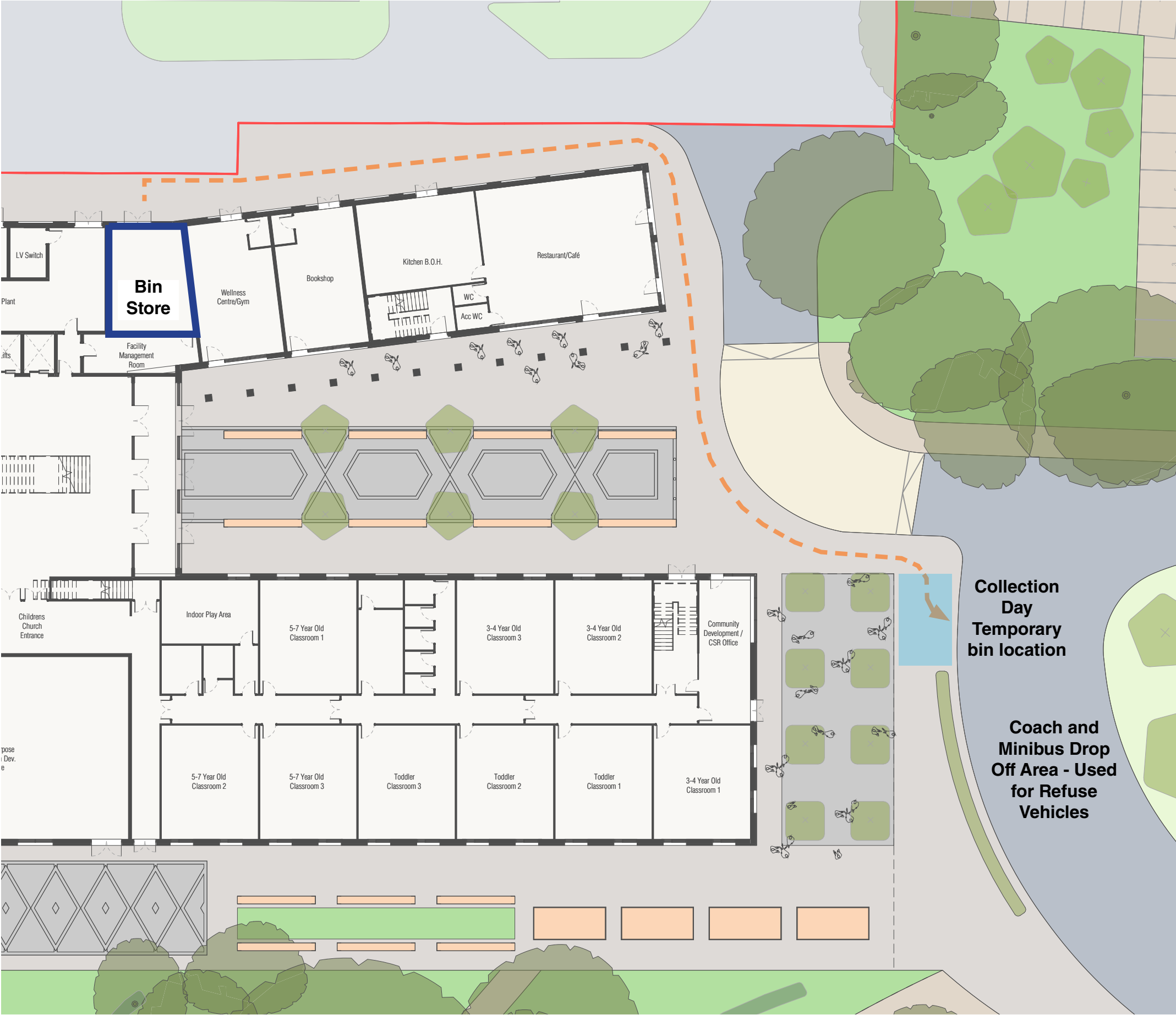
Using the coach drop off area allows the refuse vehicle to park up without blocking the main access road to the care home, whilst offering a comfortable turning circle for larger vehicles.



53 - Waste Collection

On collection day the bins will be moved by staff to the area adjacent to the coach drop off where the refuse vehicle can park up to collect the waste.

Once collection is complete the bins will be returned to the internal storage area by staff.

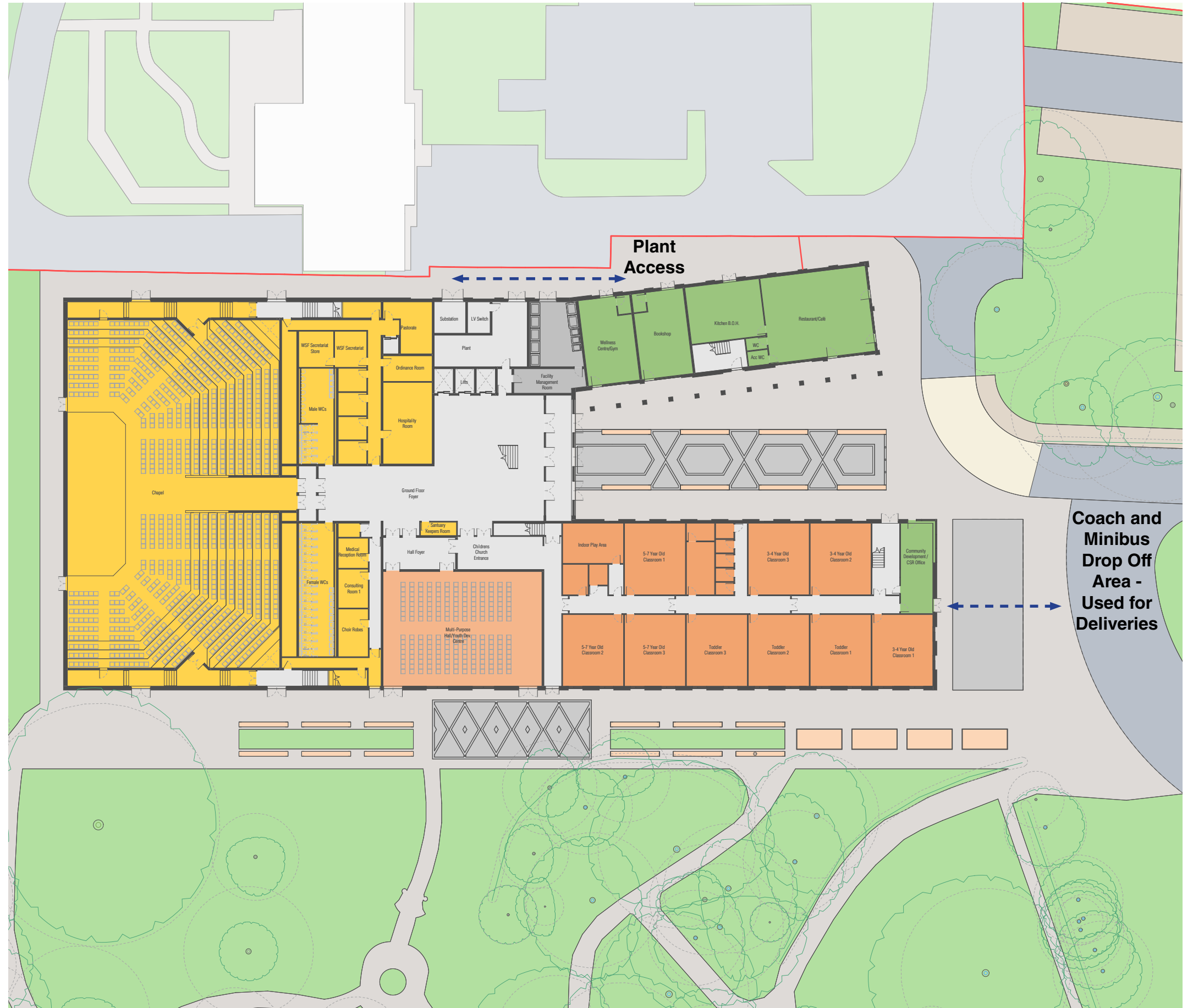


54 - Building Servicing

With the coach drop off area only being used by coaches and minibuses on church service days, this area provides a flexible area for deliveries to the building which are likely to be infrequent.

The office space to the front of the southern wing will have a member of staff located here to receive any deliverables and to provide surveillance at the entrance to the courtyard and building.

The plant rooms and electrical sub-station for the building is located adjacent to the bin store to the north of the site. Any servicing access to these areas for plant replacement and Electricity North West to access the substation is through a set of gates to the rear of the building with enough space to temporarily park vans on the hardstanding area.



07 - Landscape

Design and Access Statement

Land at 114 Chain Road, Blackley

MOJO

56 - Land Studio - Landscape Concept



A full landscape design has been provided as part of the application and includes submitted drawings to show the General Arrangement, Softworks, Hardworks and Furniture.

08 - Security

Design and Access Statement

Land at 114 Chain Road, Blackley

MOJO

58 - Crime Prevention Strategy - Site

The site is split into two by the main access road which connects Chain Road to the Care Home which needs unrestricted access at all times.

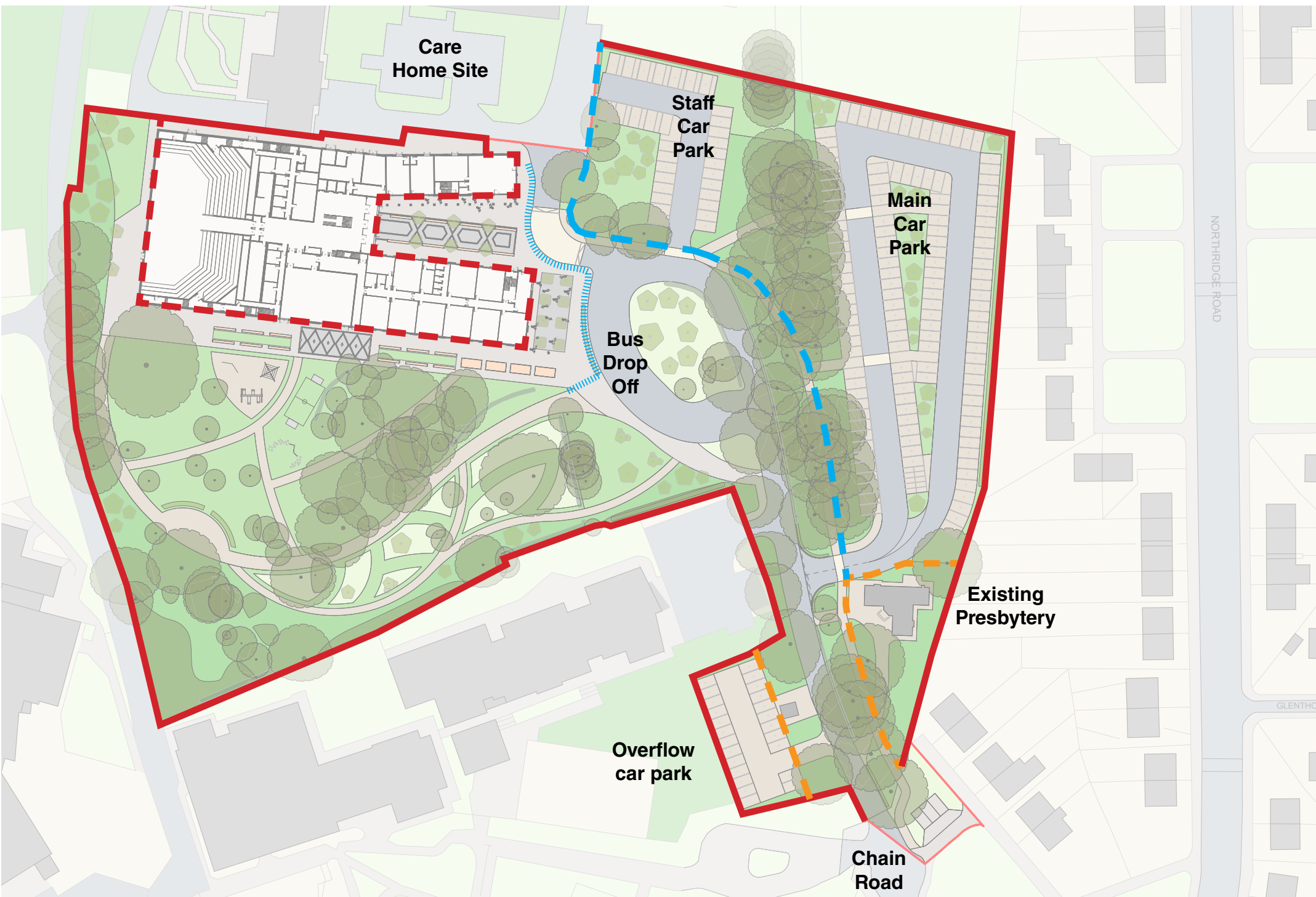
The Chain Road entrance and the Care Home access point are the only two points along the site boundary which do not have high level secure fencing.

The building envelope combines with a small area of hand standing to the north which is enclosed with high level fencing and gates to provide a second secure line to the building curtilage.

Two smaller areas of site are then secured by high level fencing. These are the overflow car park which is used infrequently, and the existing Presbytery plot.

The main car park and staff car park to the east of the access road are then controlled through a combination of defensive planting, low level knee rails and vehicle arm barriers to prevent unauthorised vehicle access out of hours.

The building is then protected using prohibitive hard landscaping measures which allow pedestrian flows, but prevent vehicle access to the hardstanding around the building's perimeter.



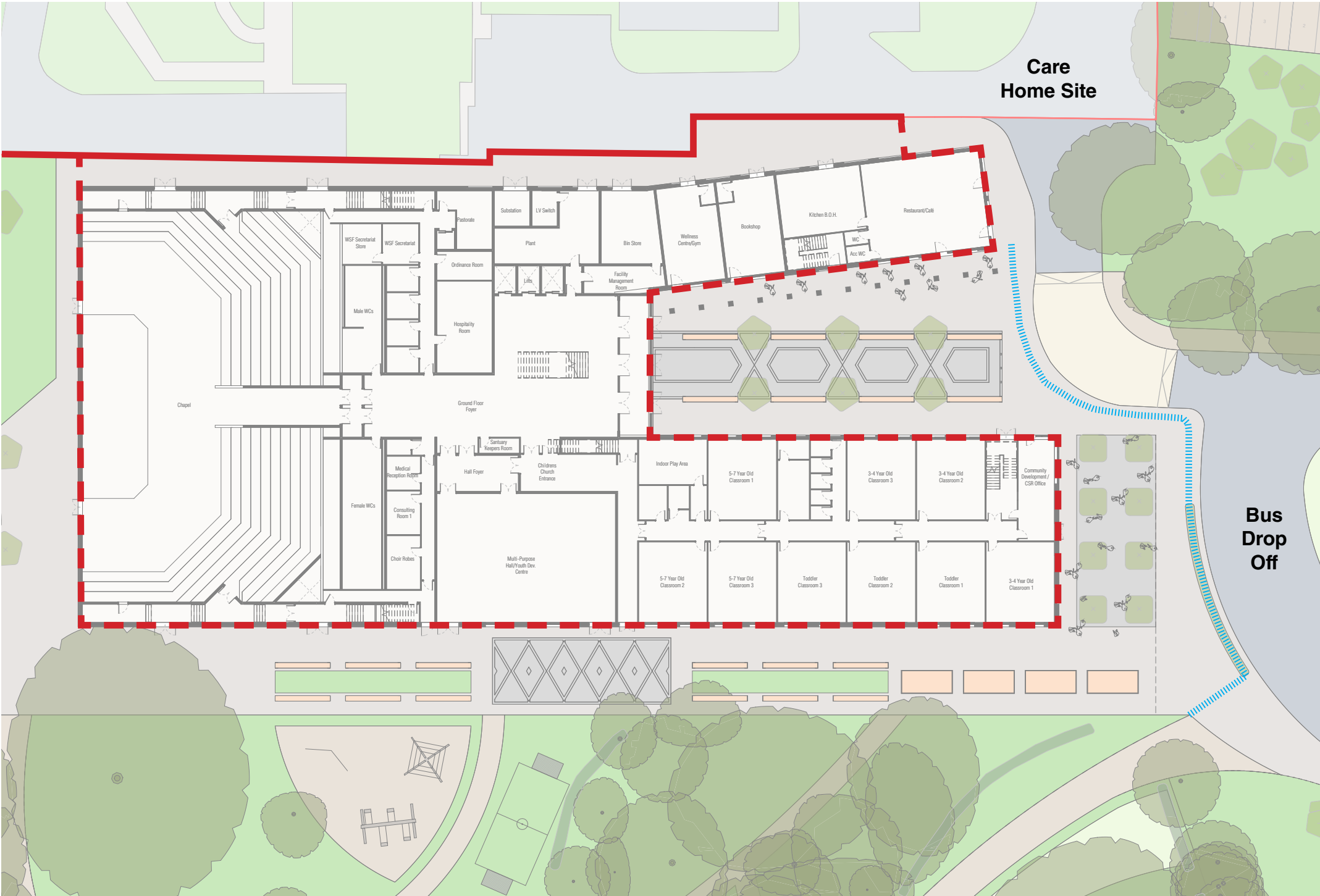
- Permanent secure site boundary**
High level fencing to adjacent properties
- Secure building boundary**
Building envelope and high level fencing and gates to curtilage
- Secure inner boundary**
High level fencing and gates to overflow car park and Presbytery
- Vehicle access controlled**
Low level knee rails, defensive planting and vehicle arm barriers
- Building protection measures**
Vehicle prohibitive hard landscaping features

59 - Crime Prevention Strategy - Building Perimeter

The site has been designed to allow managed access to the garden areas with a combination of active security personnel, passive surveillance from building occupants and a CCTV system linked to the building's Management Room.

The external envelope of the building is to be technically designed using robust physical security methods recommended within the Crime Impact Statement. These include:

- PAS 24 Compliant doors with multi-point electronic locking systems
- An alarm system linked to all external doors
- PAS 24 Compliant windows and glazing systems with laminated glazing
- Ground floor opening casement windows with restrictors to 100mm
- All external walls up to 2m are to be of brick construction
- Hard landscaping measures which allow pedestrian flows, but prevent vehicle access to the hardstanding around the building's perimeter.
- External lighting as specified in the separate External Lighting Assessment and Landscape Lighting Strategy submitted as part of the application.



- Permanent secure site boundary**
High level fencing to adjacent properties
- Secure building boundary**
Building envelope and high level fencing and gates to curtilage
- Building protection measures**
Vehicle prohibitive hard landscaping features

60 - Crime Prevention Strategy - Building Interior

Internally the building is split into two zones to create a hierarchy of access levels. The rooms shown in green on the plan are those areas that are accessible from outside but managed by staff during opening hours.

The ground floor foyer is then open for events and if certain areas of the building are booked for community use. This foyer then has a second security line beyond the foyer that has access control systems on doors, but can be opened up for church services and larger events when there is a management system in place.

Externally there are two doors which give access to the upper floors. These are controlled at all times with an access control system which will only allow staff members to use them.

The Community Engagement room at the very front of the building provides staff and security surveillance to the entrance of the curtilage of the building, and will be staffed during opening hours.

The Facility Management room is located adjacent to the main foyer which will be the main security post for the building.

The cafe also provides opportunity for passive surveillance given its prominent position at the front of the site, and the large expanse of glazing to the east and south.



- ➡ Controlled fob access
- ➡ Staff monitored entrance
- Security Line
- - - Out of hours staff controlled entrance
- 👁 Security & staff surveillance location