

Muse & Bury Council
Prestwich Village
Design & Access Statement Appendix

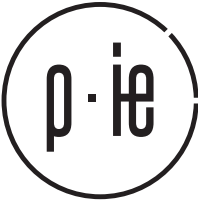
Union, 2 - 10 Albert Square, Manchester, M2 6LW
0161 974 3690

Client(s)



Project Team

Jon Matthews Architects



1.0 Access and Maintenance	4
2.0 Architectural Drawings	30

1.0 Access and Maintenance

1.1 Access and Maintenance
Phase 1 Fire Strategy

Fire

The overall scheme consists of 7 individual plots. Plot A is the Community Hub, Plot B is a Retail Hub, Plot C is a Market Hall and Plot G is a multi-storey car park and transport hub. None of these are relevant buildings under the Building Safety Act 2022. On the site there will also be three blocks of residential flats, Plots D, E and F. The designs are to be developed but it is anticipated that these will be relevant buildings.

The planning application for the scheme is a hybrid planning application with full planning permission being sought for Phase 1 which includes Plots A-C and Plot G, none of which are relevant buildings and outline permission is sought for Phase 2 which includes Plots D-F which will contain relevant buildings. Since there are no relevant buildings within Phase 1 and there has been very limited design development on Phase 2, fire statements are not required to support the Phase 2 outline planning permission elements. These will be subsequently produced as part of a reserved matters application.

The fire safety design for the four plots that make up Phase 1, generally follow the guidance within BS 9999 and separate fire strategy reports have been produced for these buildings covering the fire safety measures provided in each building. The fire strategies for each plot are summarised on the following pages.

Key



Main entrance



Fire fighting designated entrance



Designated fire escape



Alternative fire escape



Sprinkler tank



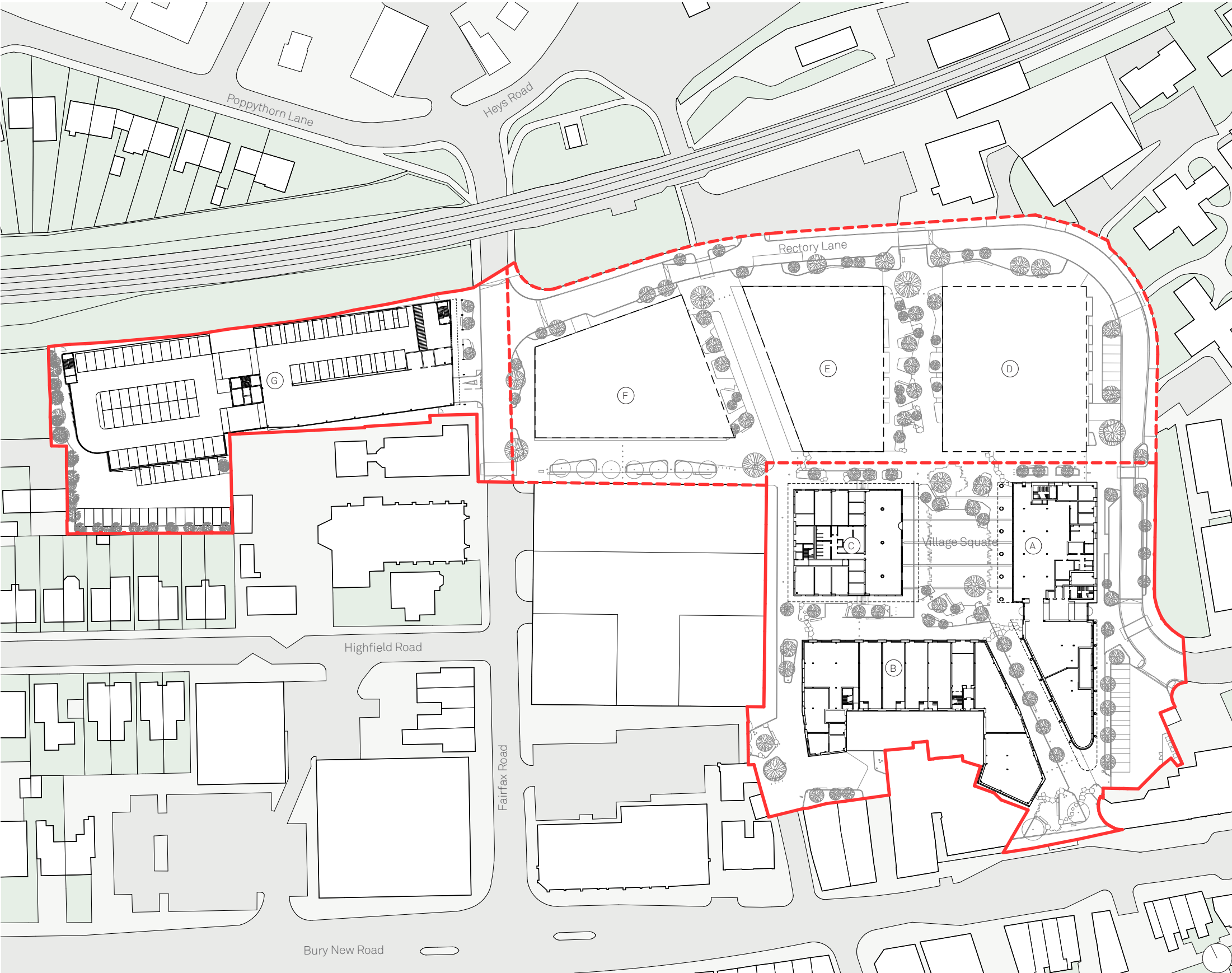
Fire tender access



Riser



Plot Number



1.2 Access and Maintenance

Phase 1 Waste Management

Plot A Community Hub

For the Community, library and offices spaces there will be a total of 10no. 1100L bins and 1no. 240L bin for daily collection. For the retail units there will be 1no. 1100L and 6no. 240L bins for daily collection.

Plot B Retail/Leisure Hub

External bins in service yard, access from Poppythorn Lane via controlled access gate. Assumed worst case scenario for the retail units usage, required daily collection.

Plot C Market Hall

For the refuse generated by the Food Market and the retail units, there will be 1no. 1100L bins & 10no. 240L bins for daily collection.

Key

Office/Community refuse storage

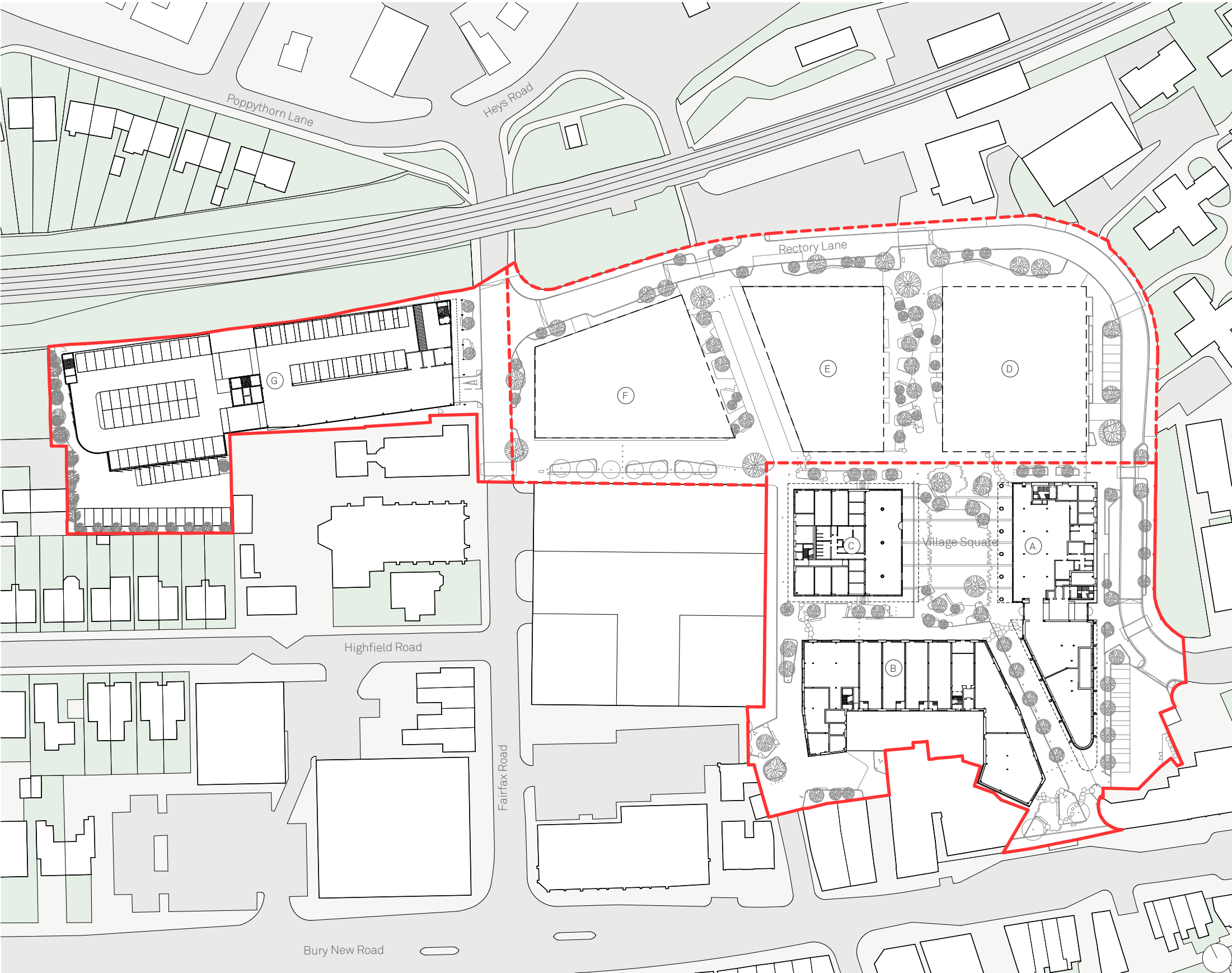
Retail refuse storage

Restaurant refuse storage

Refuse truck

5

Plot Number



1.3 Access and Maintenance
Phase 1 General Deliveries/Servicing and Operating Hours

The operational hours for each of the plots and uses is as follows:

Plot A
08:00 to 00:00

Plot B
08:00 to 00:00

Plot C
08:00 to 00:00

Plot G
08:00 to 00:00

Key

Hotel Services

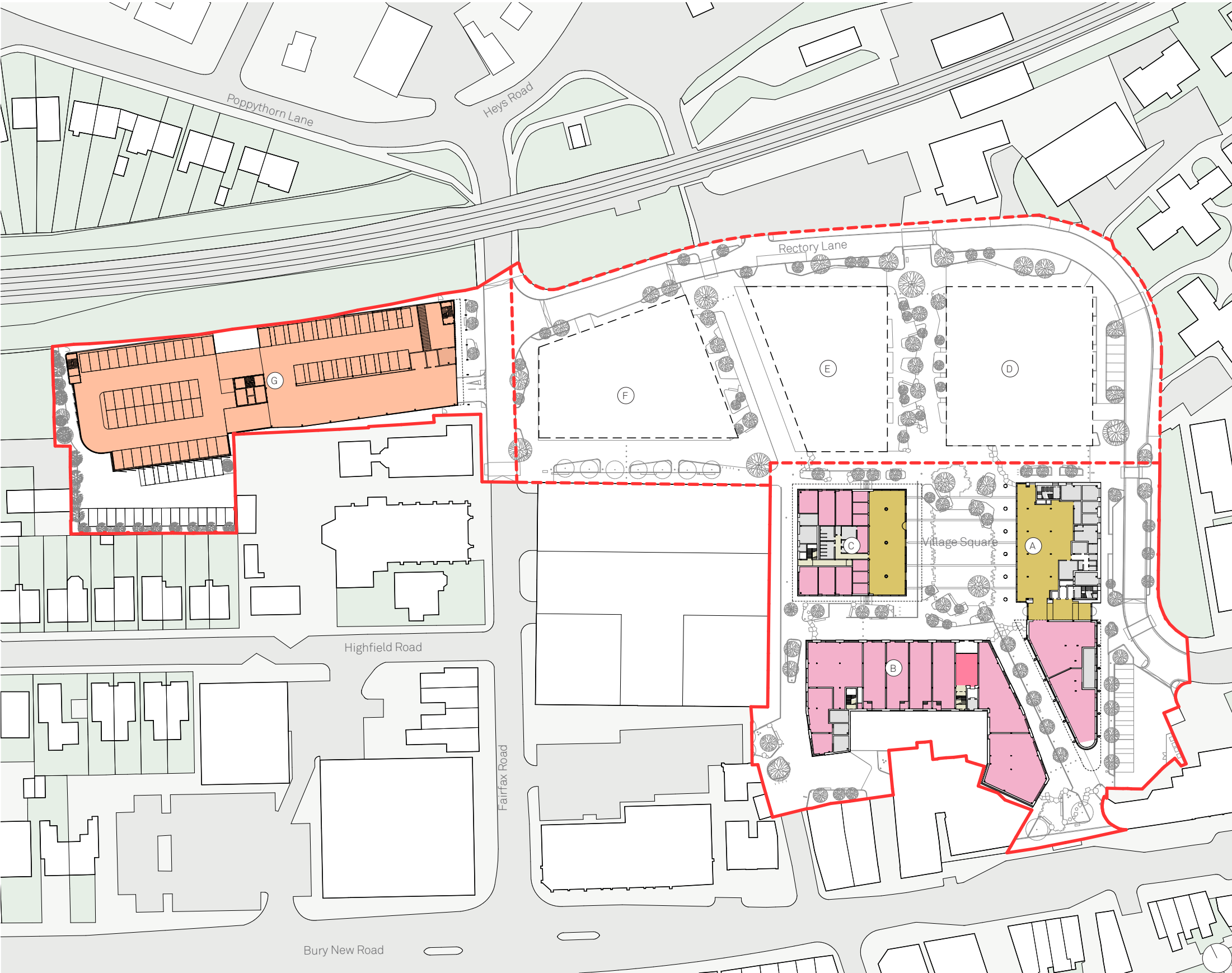
Drop Off / Taxi Drop

Loading Bay / Deliveries

Substation Access

6

Plot Number



1.4 Servicing, Access & Fire

Plot A - Community Hub

Proposed Ground Floor Access

Accessibility

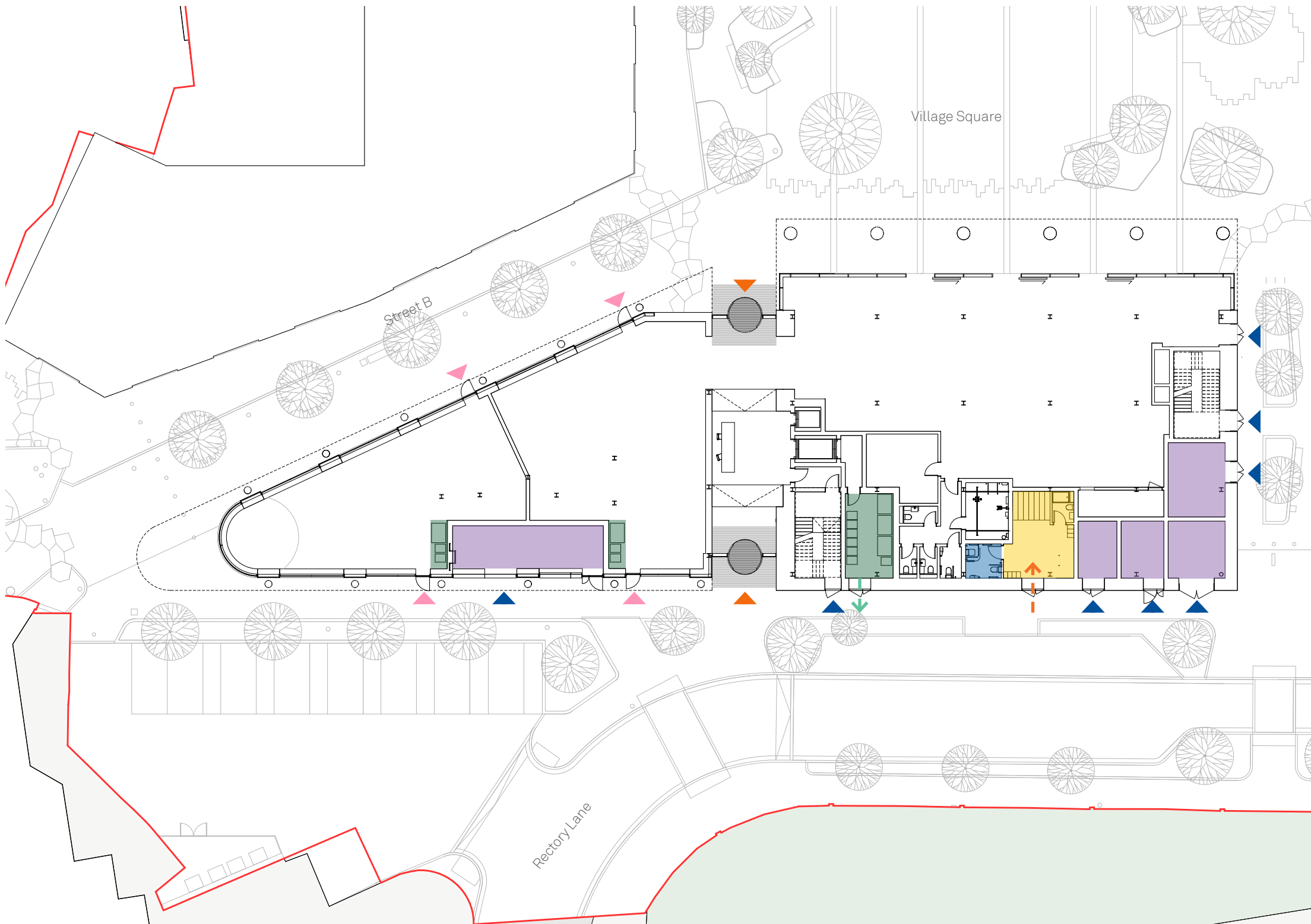
The design of the Community Hub has been developed from first principles with an inclusive approach to allow easy, safe, and secure access to all areas of the building.

The main entrance to the building is via the glazed link between the retail single storey element and the G+3 Hub building. This creates an entrance that both relates to the Village Square and to Rectory Lane. The retail units have their main level access on 'Street B' which is the new pedestrian link between Bury New Road and the Village Square. The retail units have secondary access to Rectory Lane. Back of house areas to the Hub are accessed via Rectory Lane.

Fire

The Community Hub (Plot A) is a four-storey mixed-use development which consists of single storey retail units and a library/community centre on ground level, as well as back of house accommodation for the main building. The upper floors are flexible in nature and will either be a business hub, NHS health centre or general office accommodation. The fire strategy has been developed to satisfy Part B of the Building Regulations. The Community Hub will operate under a simultaneous evacuation strategy whereby upon activation of a smoke, heat detector or manual call point, the entire building would evacuate. The retail units will be separate evacuation zones and will only need to evacuate if there is a fire in the particular unit. The means of escape provisions have been determined on this basis with the building being provided with two lobby protected stairs to serve the upper storeys. Refuge areas have been provided in the stairs to facilitate the evacuation of mobility impaired persons together with associated emergency voice communication systems. Fire fighting access to the building will be available through good perimeter access and a dry fire main in one of the protected escape stairs. There are also existing fire hydrants in the proximity of the site to provide fire fighting water. The buildings will be 60 minutes fire resisting in terms of structural fire resistance and external fire spread assessments have been undertaken to inform the façade design to adequately address the risk of fire spread between buildings. The buildings will also be provided with an automatic fire detection and alarm system to provide early warning to occupants.

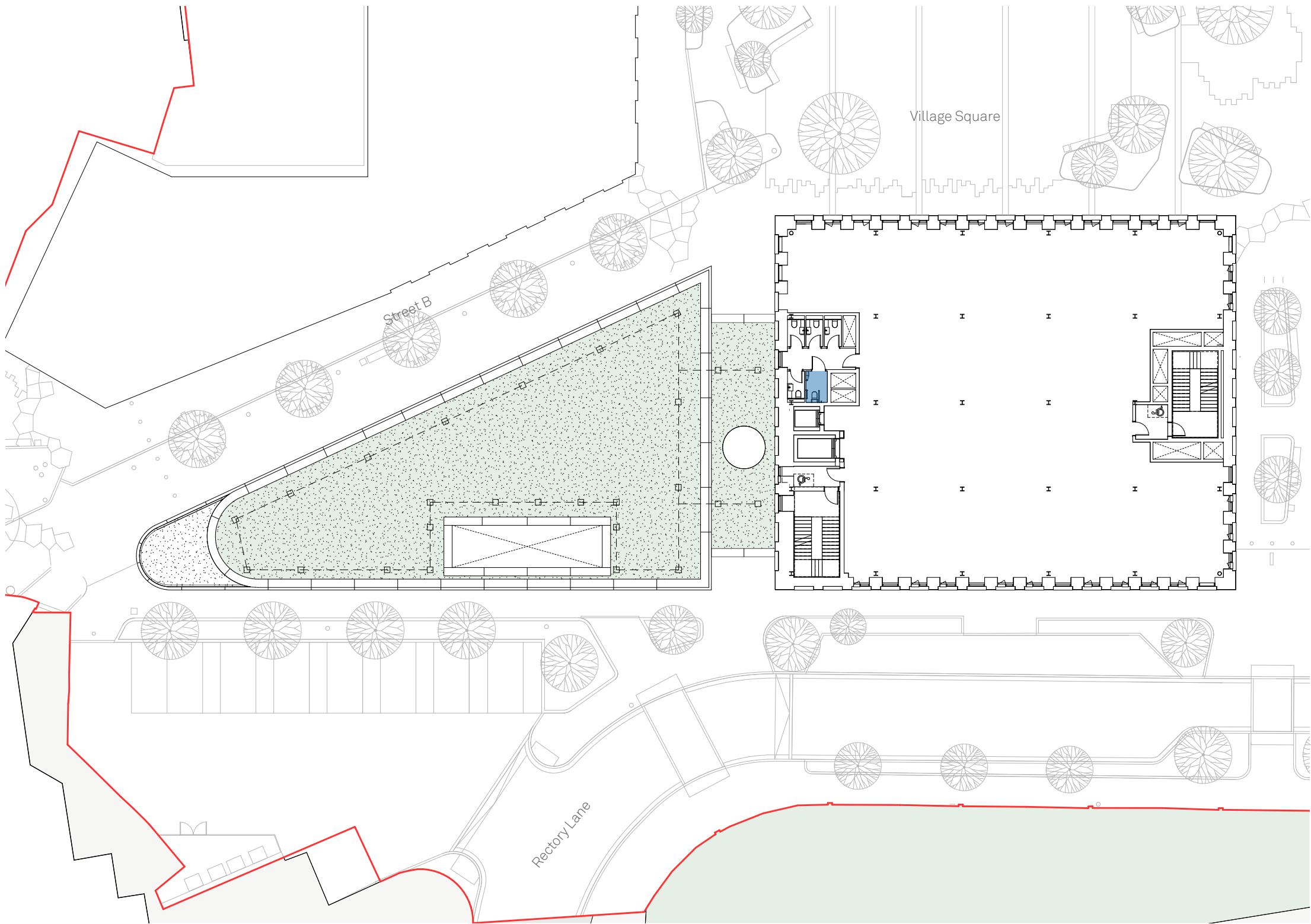
- Key
- Community Hub/Office Entrance
 - BoH entrance/ fire escape
 - Retail Entrance
 - Cyclist route
 - Refuse
 - Accessible facilities/Plant



Proposed Typical Floor

Accessibility

A larger lift has been included should there be a need for a
stretcher to be used should the NHS use happen.



Key

Accessible facilities



1.6 Servicing, Access & Fire

Plot B - Retail/Leisure Hub

Proposed Ground Floor Plan

Accessibility

The main entrance to the building addresses the new Village Square, which will lead directly into the first floor. The rest of the development is formed by small retail units, with direct front access from the Village Square, Street B and Poppythorn Lane. The larger units have also rear access to the service yard, using this entrance for servicing.

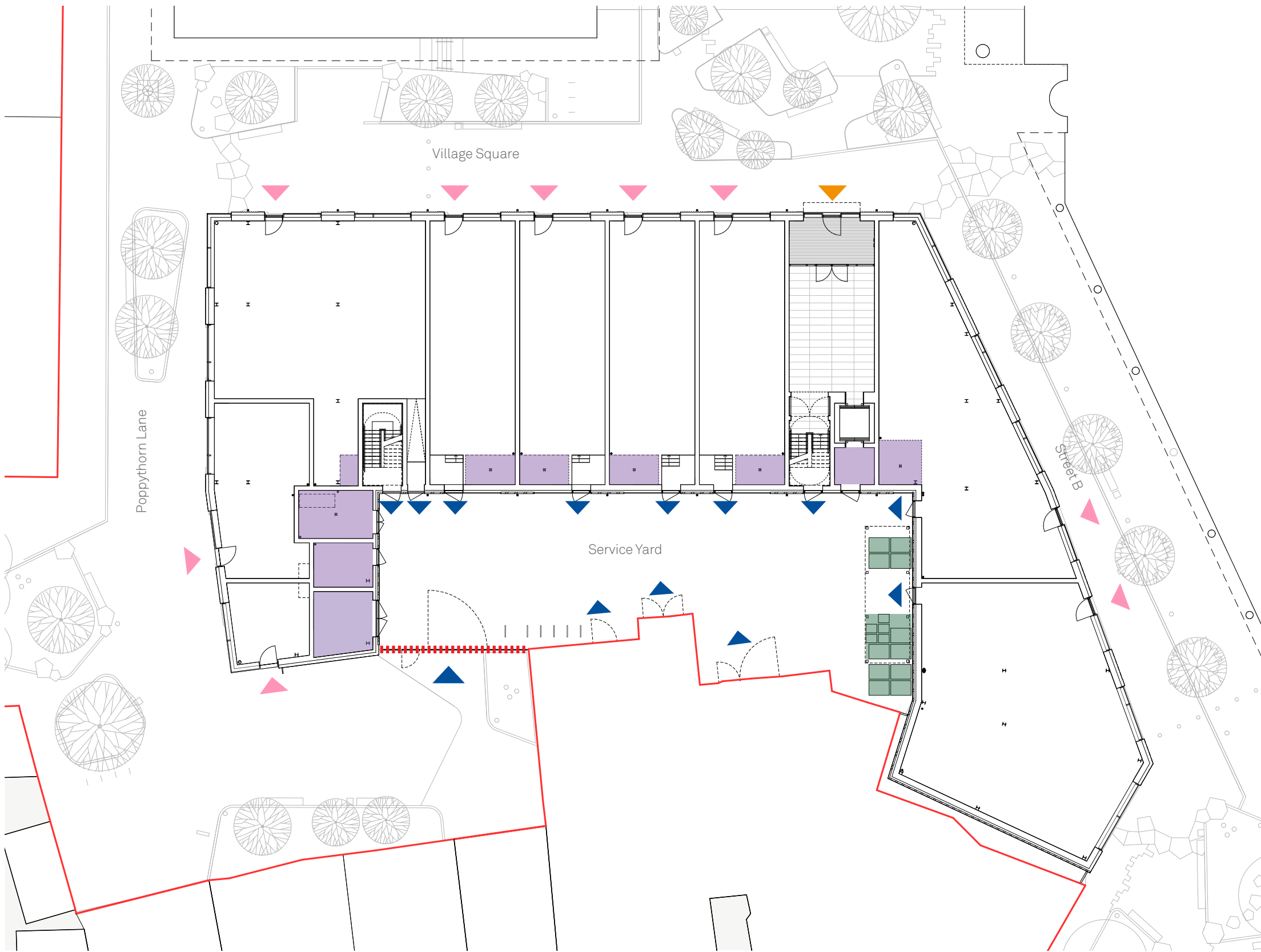
The service yard is accessed by a controlled access gate, from where will be access to plant rooms, bins, and the back of the retail units.

The existing neighbour buildings will have access to this service yard, maintaining their current rear access and services

Fire

The Retail Hub (Plot B) is a two-storey mixed-use development, consisting of single storey retail units at Ground Floor and a flexible space at First floor that could be used as a gym or an office. There are also plant areas at ground and first floors as well as two roof terraces that could be used by the gym/office. The fire strategy has been developed to satisfy Part B of the Building Regulations. The retail units and the gym will be separate evacuation zones. Each zone will operate under a simultaneous evacuation strategy whereby upon activation of a smoke, heat detector or manual call point, only the affected area would evacuate initially. The means of escape provisions have been determined on this basis with the building being provided with two lobby protected stairs to serve the upper storeys. Refuge areas have been provided in the stairs to facilitate the evacuation of mobility impaired persons together with associated emergency voice communication systems. Firefighting access to the building will be available through good perimeter access. There are also existing fire hydrants in the proximity of the site to provide firefighting water. The building will be 60 minutes fire resisting in terms of structural fire resistance and external fire spread assessments have been undertaken to inform the façade design to adequately address the risk of fire spread between buildings. The building will also be provided with an automatic fire detection and alarm system to provide early warning to occupants.

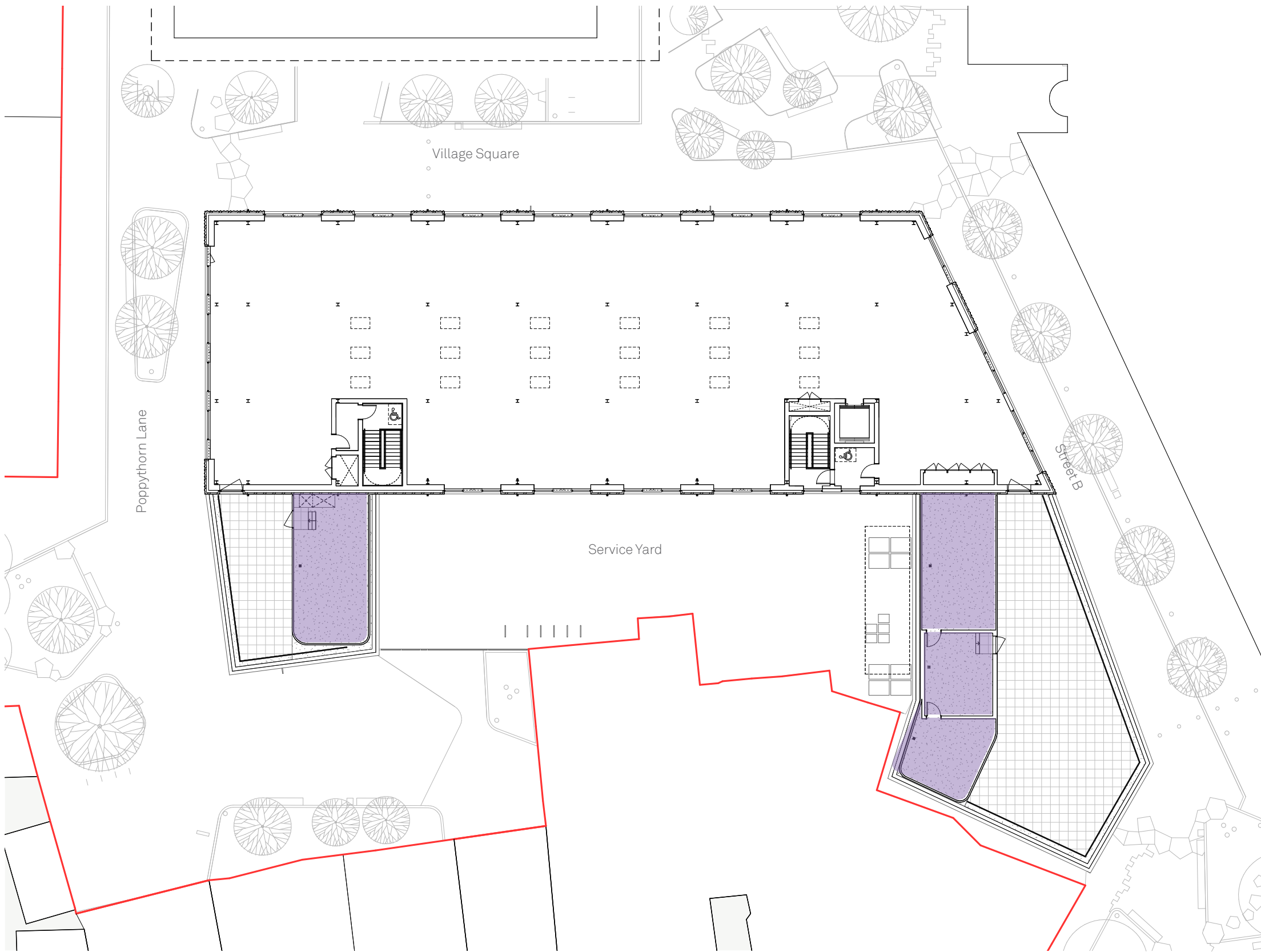
- Key
- Gym Entrance
 - BoH entrance/ fire escape
 - Retail Entrance
 - Refuse
 - Plant/ Retail Plant zone
 - Courtyard gated access



Typical Floor Plan

Accessibility

The design of the building has been developed from first principles with an inclusive approach to allow easy, safe, and secure access to all areas of the building. At ground floor all the entrances are situated at street level, a large lift connects the entrance lobby with the first floor. Both amenity terraces have also stepless access.



Key
■ Plant

1.8 Servicing, Access & Fire

Plot C - Market Hall

Proposed Ground Floor

Accessibility

The design of the Market Hall has been developed from first principles with an inclusive approach to allow easy, safe, and secure access to all areas of the building. The 'food hall' is accessed off the Village Square via circular sliding doors, there is also another secondary access facing plot B. BOH areas are connected to the main area via a corridor.

The retail units on both sides of the Market are in a lower level but they have entrances at street level directly from the street.

To the rear of the building, plant, bins and fire escape is situated at the lower level and is connected to the 'food hall' via a ramp.

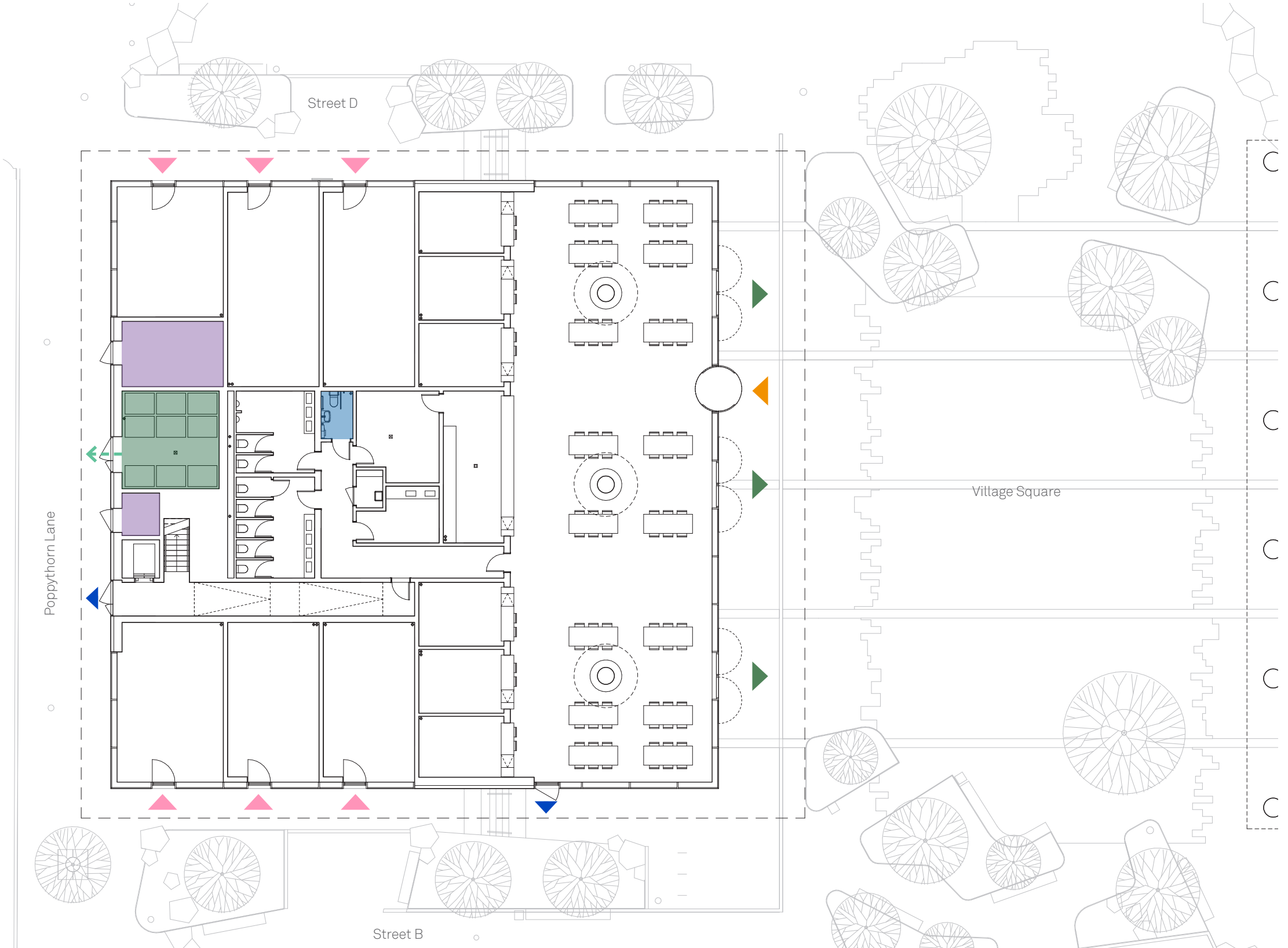
On the BOH corridor there is a lift and a stair to access the mezzanine, where the rest of the plant, market storage and staff rooms are located.

Fire

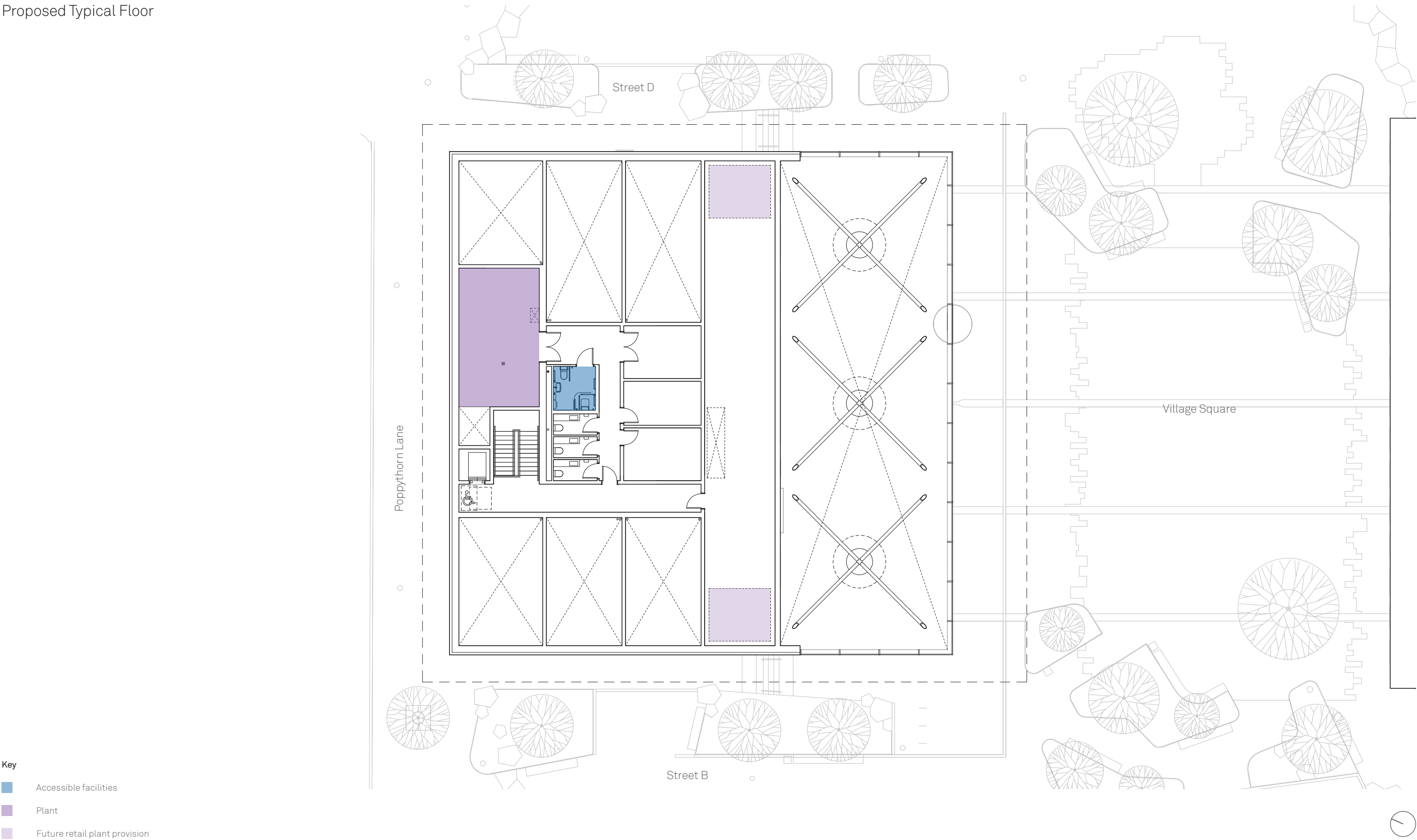
The Market Hall (Plot C) consists of a ground floor and a mezzanine upper floor. Retail units and food stalls are located on ground floor, together with the main seating area and back of house accommodation. The mezzanine storey contains an office and staff room, a store and a mechanical plant room. The Market Hall will operate under a simultaneous evacuation strategy whereby upon activation of a smoke, heat detector, or manual call point, the entire Market Hall would evacuate. The means of escape provisions have been determined on this basis with the building being provided with a single protected stairs to serve the mezzanine floor. Refuge areas have been provided to the stair to facilitate the evacuation of mobility impaired persons together with associated emergency voice communication systems. Firefighting access to the building will be available through good perimeter access. There are also existing fire hydrants in the proximity of the site to provide firefighting water. The building will be 60 minutes fire resisting in terms of structural fire resistance and external fire spread assessments have been undertaken to inform the façade design to adequately address the risk of fire spread between buildings. The buildings will also be provided with an automatic fire detection and alarm system to provide early warning to occupants.

Key

-  Market Hall Entrance
-  Village Square breakout
-  BoH entrance/ fire escape
-  Retail Entrance
-   Refuse
-  Accessible facilities
-  Plant



Proposed Typical Floor



1.10 Servicing, Access & Fire

Plot G - Travel Hub

Proposed Ground Floor

Accessibility

The main pedestrian access to the scheme is directly from Fairfax Road. With access to the southern stair core under the canopy, or via a demarcated pedestrian route to the central core where the lifts are located.

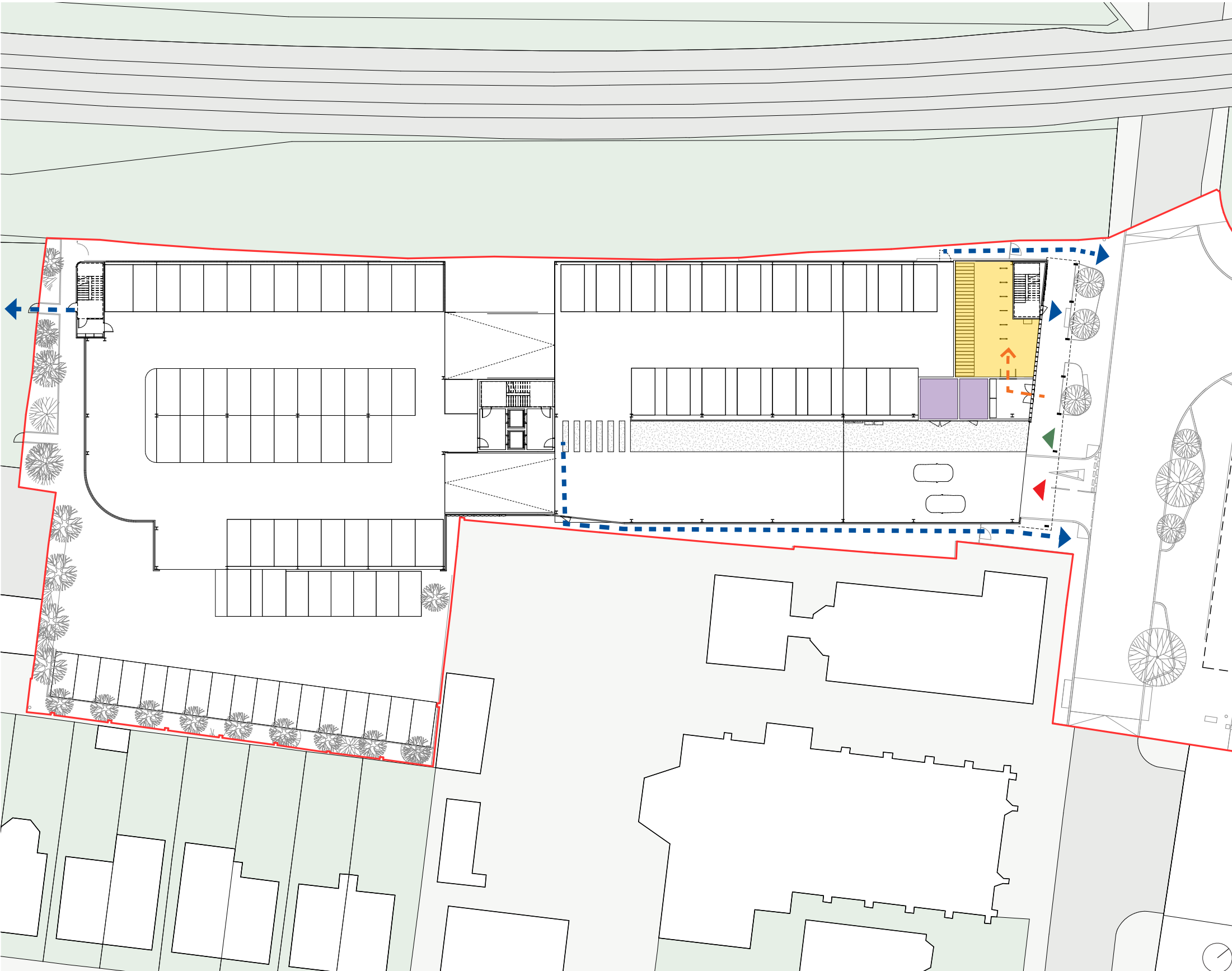
Cyclists will enter the building directly from Fairfax Road into the secure cycle storage.

Fire

Plot G of the Prestwich Masterplan is a proposed new-build 4-storey Multi-storey Car Park (MSCP) and transport hub. The building consists of car parking accommodation on all floors plus a cycle hub, plant rooms and the main pedestrian entrance on Level 00. The proposed design is that of an Open Sided car park, i.e. with BS 9999 recommended ventilation areas code. Additional consideration has also been taken with regards to electric vehicles with charging points being in external areas and the structure of the car park has been increased from the minimum recommended in BS 9999 to 60 minutes. The Car Park will operate under a simultaneous evacuation strategy whereby upon activation of the fire alarm, the entire car park would evacuate. The means of escape provisions have been determined on this basis with the building being provided with three protected escape stairs to serve the upper levels. Refuge areas have been provided to the stair to facilitate the evacuation of mobility impaired persons together with associated emergency voice communication systems. Disabled parking is predominantly provided on the Ground floor to reduce the reliance on the escape stairs. Firefighting access to the building will be available through two firefighting shafts located at each end of the building with access for fire vehicles being provided in close proximity to these.. There will also be fire hydrants in the proximity of the site to provide firefighting water. Given the proximity of the building to the site boundaries, external fire spread assessments have been undertaken to inform the façade design to adequately address the risk of fire spread between buildings whilst considering the needs to provide smoke venting to the car park.

Key

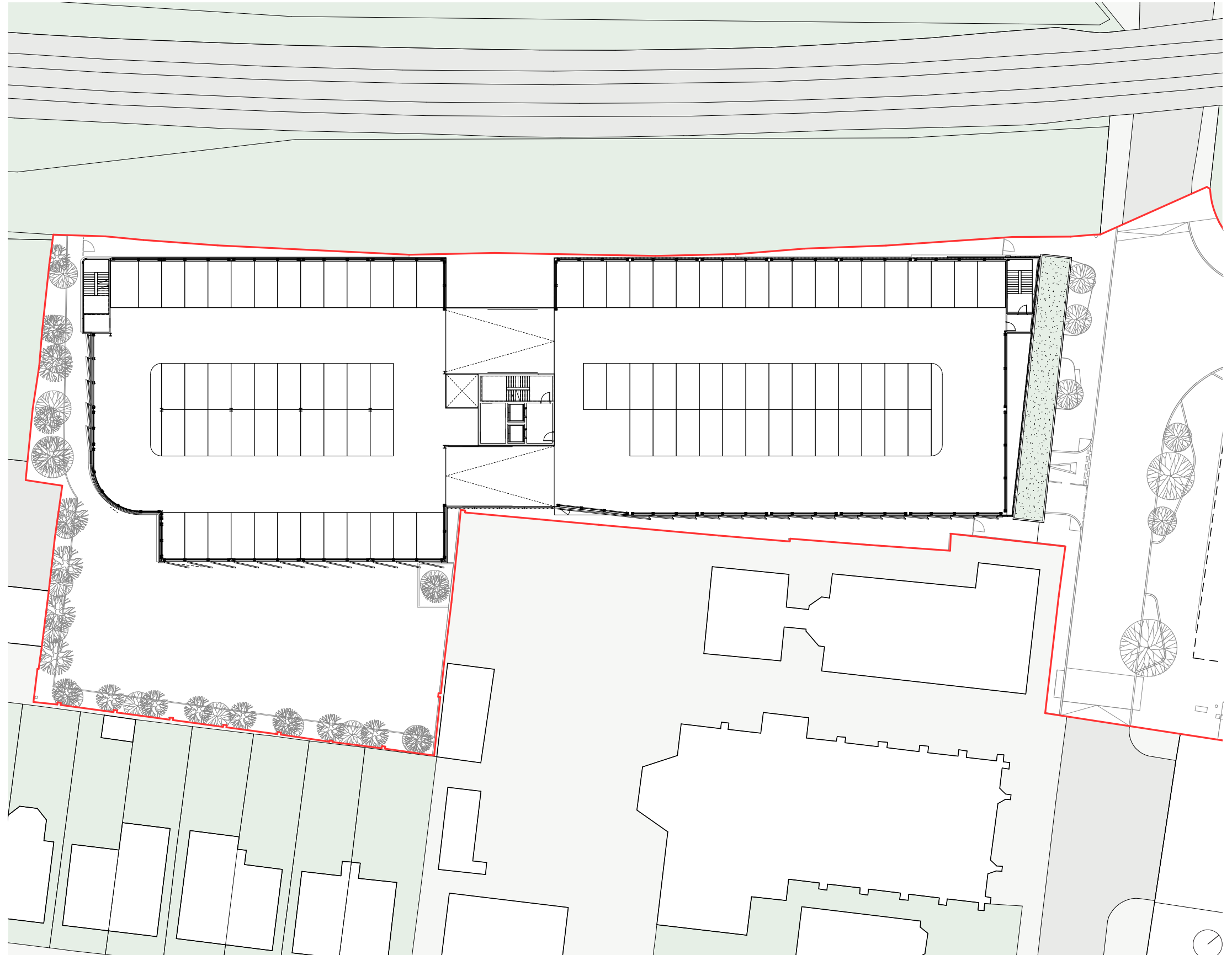
-  Pedestrian Entrance
-  BoH entrance/ fire escape
-  Vehicle Entrance
-  Cyclist route
-  Plant



Proposed Typical Floor

Accessibility

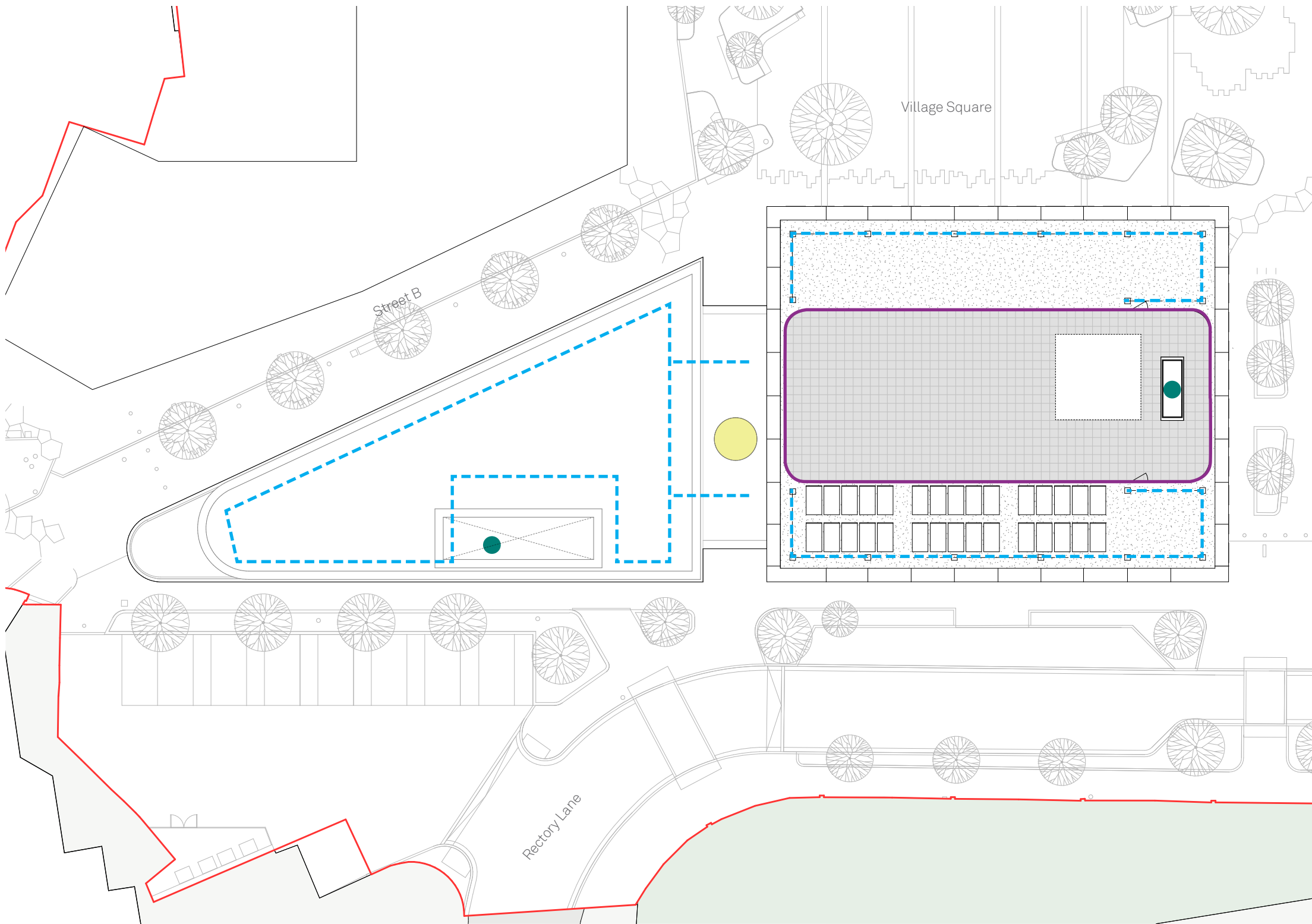
The building is provided with 3no stair cores which provide 3no escape routes from the building. There are 2no lifts located in the central core that provide access to all levels.



1.12 Cleaning & Maintenance
Plot A - Community Hub

Proposed Roof Plan

Mansafe is drawn on the roof plan. Access hatch is the white rectangle to the right. Access to the pavilion roof will be via the plant enclosure.



- Key
- Mansafe
 - Screened plant area
 - Roof access via hatch
 - Roof light



The façade will be cleaned and maintained via low level access.

The 4-storey building will be cleaned via 'Reach and Wash' and accessed via the street level mainly. Minor disruption to pedestrians may be necessary to provide cleaner with safe working zone.

All the glazing will be internally beaded providing both security and easy replacement solution.

The roof will be accessed via a roof hatch on top of both stair cores. A mansafe system is in place from the roof hatch. The valley gutter will provide walkway for access and maintenance.

For larger replacement/maintenance works a MEWP will be necessary.

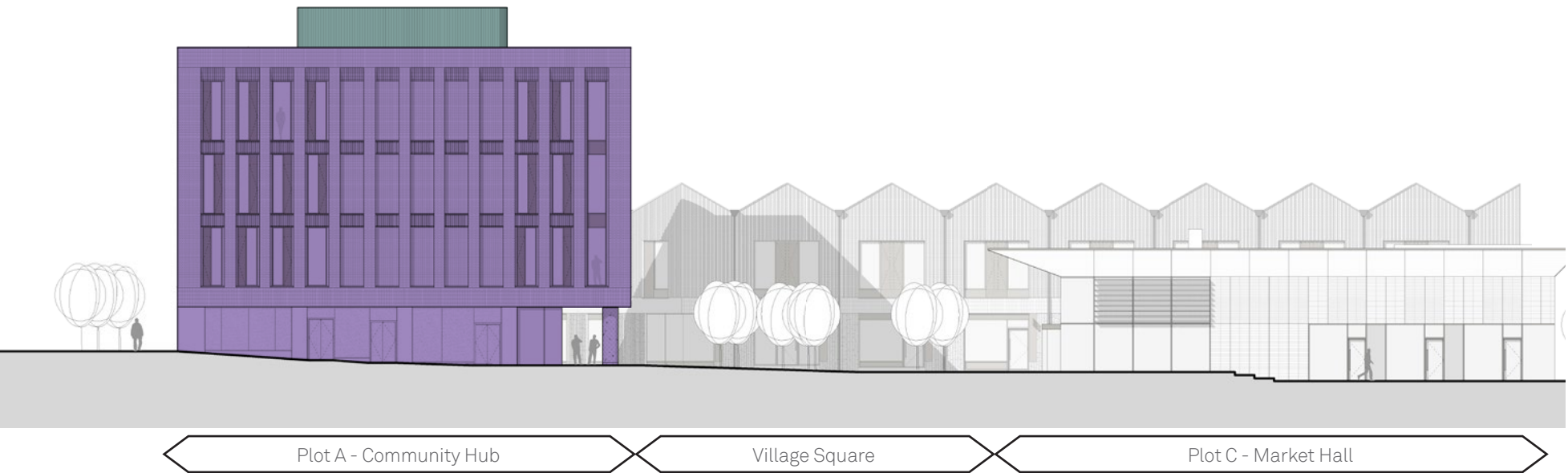
01. North Elevation



02. East Elevation

Key

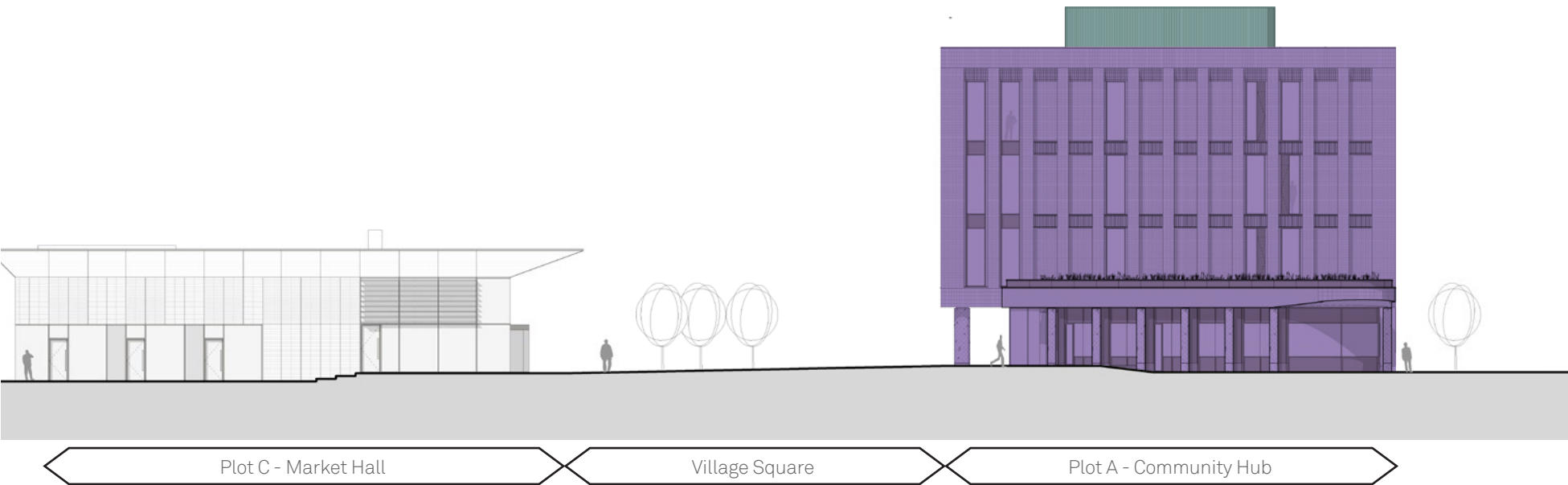
- Reach and wash
- Internal access



03. South Elevation



04. West Elevation



Key

Reach and wash

Internal access

Proposed Roof Plan

The façade will be cleaned and maintained via low level access.

The 2-storey building will be cleaned via 'Reach and Wash' and accessed via the street level mainly. Minor disruption to pedestrians may be necessary to provide cleaner with safe working zone.

All the glazing will be internally beaded providing both security and easy replacement solution.

The roof will be accessed via a roof hatch on top of both stair cores. A mansafe system is in place from the roof hatch. The valley gutter will provide walkway for access and maintenance.

For larger replacement/maintenance works a MEWP will be necessary.



- Key
- Roof light
 - Walkable gutter
 - Mansafe
 - Railing
 - Screened plant area
 - Roof access hatch

1.16 Cleaning & Maintenance
Plot B - Retail/Leisure Hub

The façade will be cleaned and maintained via low level access.

The 2-storey building will be cleaned via 'Reach and Wash' and accessed via the street level mainly. Minor disruption to pedestrians may be necessary to provide cleaner with safe working zone.

All the glazing will be internally beaded providing both security and easy replacement solution.

The roof will be accessed via a roof hatch on top of both stair cores. A mansafe system is in place from the roof hatch. The valley gutter will provide walkway for access and maintenance.

For larger replacement/maintenance works a MEWP will be necessary.

01. East Elevation



02. South Elevation

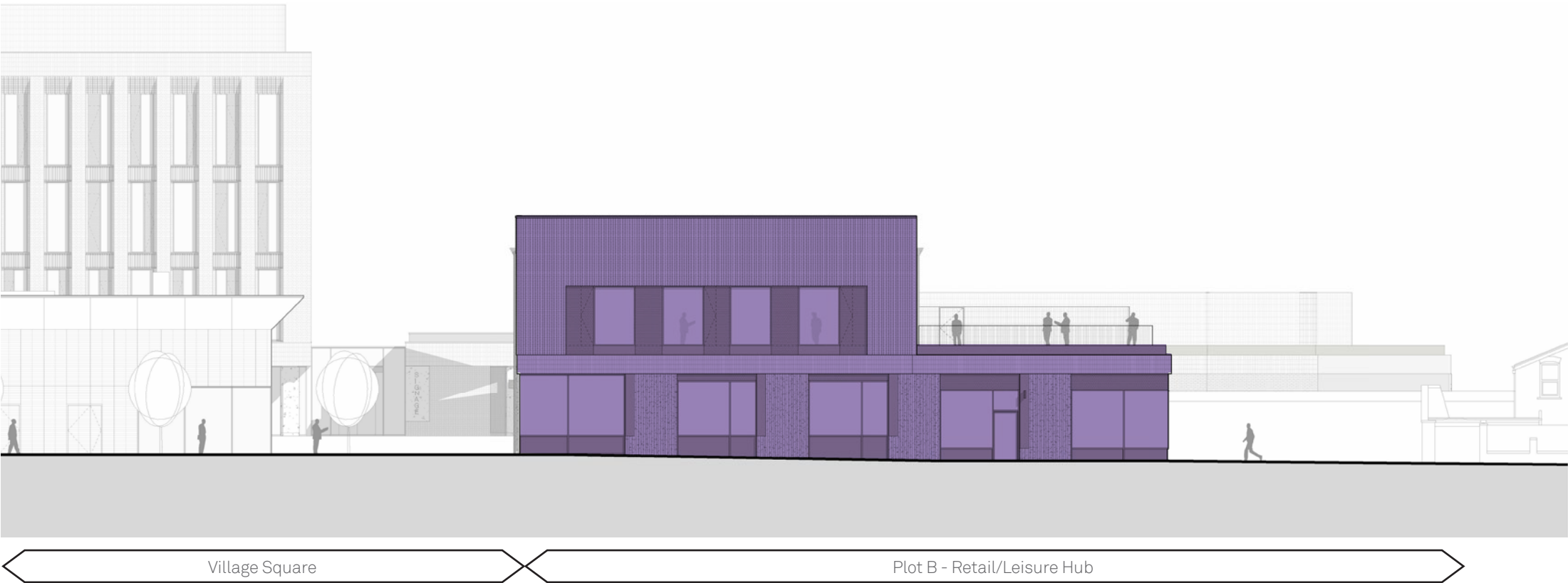


Key
Reach and wash

03. West Elevation



04. North Elevation



Key
Reach and wash

1.18 Cleaning & Maintenance

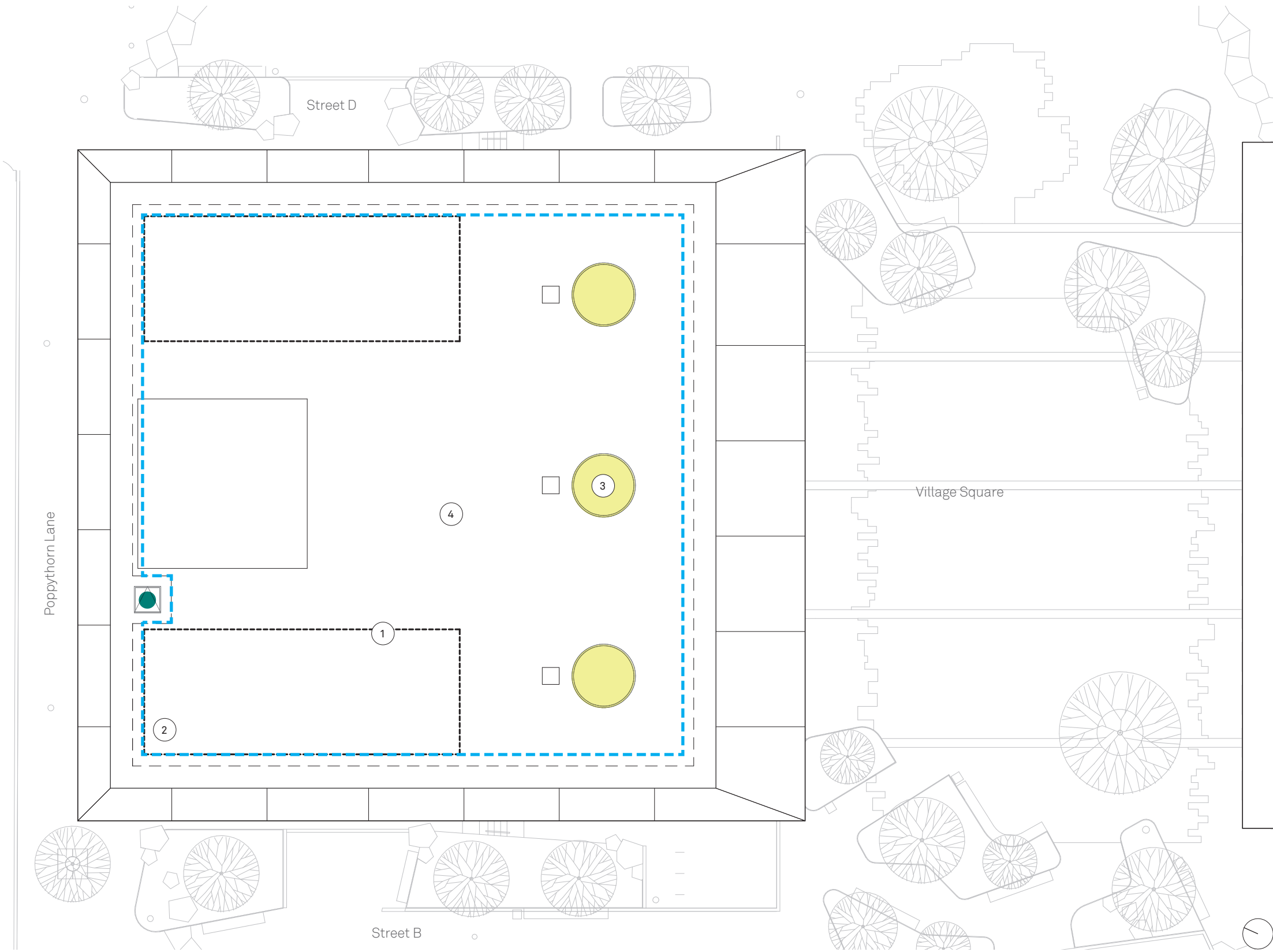
Plot C - Market Hall

Proposed Roof Plan

The façade will be cleaned and maintained via low level access.

The single storey building will be cleaned via 'Reach and Wash' and accessed via the street level mainly. Minor disruption to pedestrians may be necessary to provide cleaner with safe working zone.

The roof will be accessed via a roof hatch on top of the stair core. A mansafe system is in place from the roof hatch.



Key



Mansafe



Roof access



Roof light