

Temporary Freak Dance Studio.

Design And Access Statement

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Note:
Unless otherwise stated, all diagrams &
images are not to scale

1.0 Introduction.

1.1 Executive Summary.

This document is submitted to Bury Council as supporting information for the Full Planning Application for the Temporary Freak Dance Studio. It outlines the key principles underlying the proposed temporary relocation of the dance studio.

The report is made on behalf of the Applicant - Bury Council, who are working in partnership with the VINCI Construction UK Ltd.

Reference: This document has been prepared in line with the principles set out in CABE's 'Design & Access Statements, how to write, read and use them'.

This document should be read in conjunction with the corresponding application drawings along with additional documents, which also form part of the planning application.

These are listed below:

- 22-0585-001d Vinci-Stand Lane Mill Bank (GA Drawings)
- LJM405 WERNICK, Vinci Mill Bank, Manchester 01V1 Proposed Ramp
- SUST80TRPLT1525SU1.2 (Stepped access)
- flood-map-planning-2022-07-07T13_45_29.858Z
- R3-19.9.22-Radcliffe Civic Hub Freak Dance temporary relocation-2120733-NDD
- RADHUB-POZ-XX-00-DR-A-1111 Planning - Proposed Site Plan P03
- RADHUB-POZ-XX-ZZ-DR-A-1100 Planning - Location Plan P03
- RADHUB-POZ-XX-ZZ-DR-A-1110 Planning - Existing Site Plan P03
- RADHUB-POZ-XX-XX-RP-A-1000 Planning - Design and Access Statement P02

1.2 Introduction & Proposal.

As part of the Radcliffe Hub wider design development taking place, Bury Council are providing temporary dance studio space for the Freak Dance Studio. The proposed location is in close proximity to their current location on Dale Street and is intended for temporary use only.

1.3 Applicant & Design Team.

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Applicant:

Bury Council

End user:

Freak Dance Studio

Contractor:

VINCI Construction UK Limited

Design Team:

- VINCI - Construction UK Limited
- Pozzoni Architecture Limited - Architects
- Wernick - Specialists in modular construction

2.0 Analysis.

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2.1 Location.

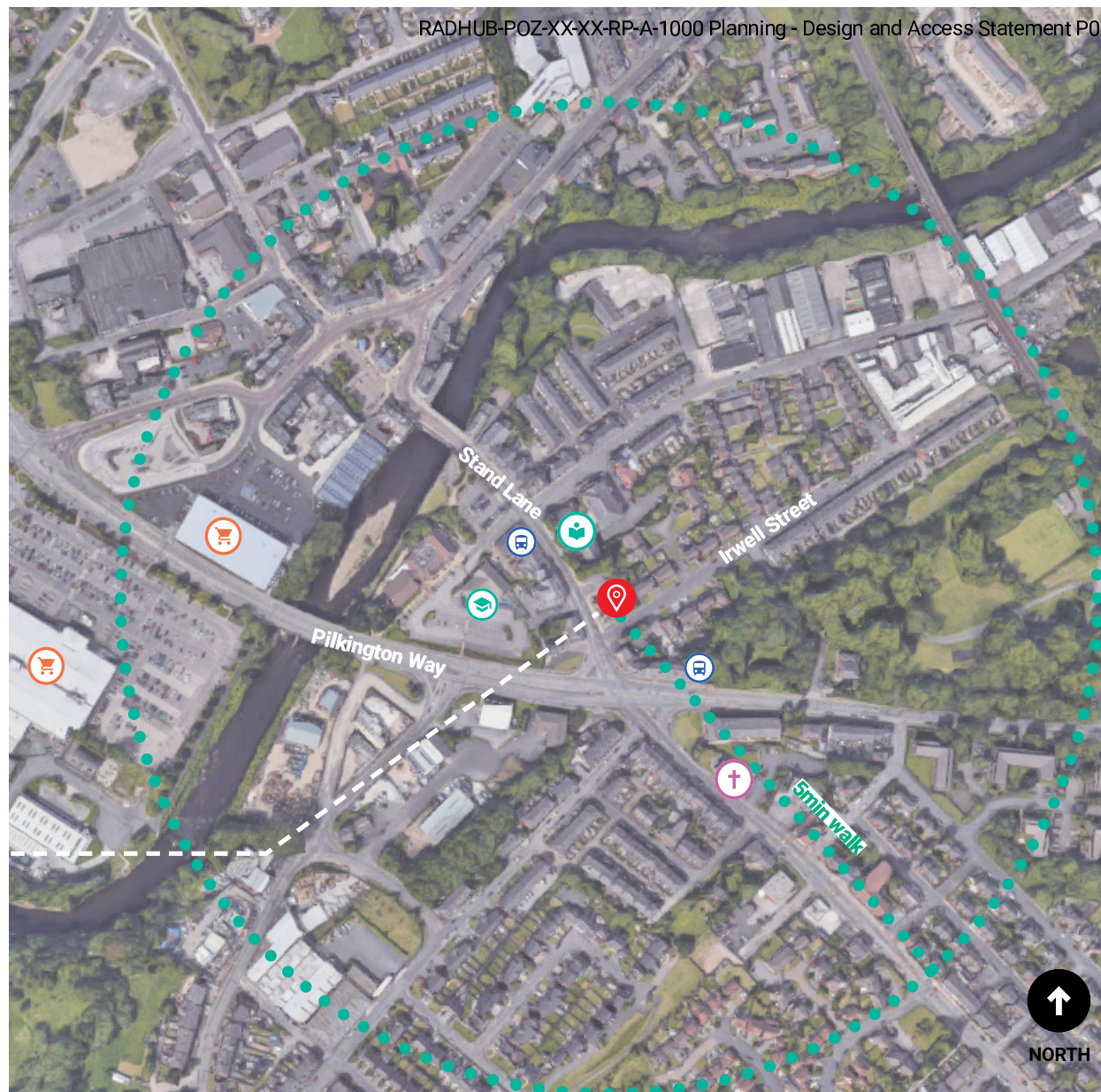
Site Postcode: M26 1NW

Radcliffe Library Car Park is located just south of the main shopping area of Radcliffe and the River Irwell

The site is bound to the West by Stand Lane, to the South by Irwell Street and to the East by a pair of semi detached houses. To the North of the car park is Radcliffe Library. The car park is accessed from Stand Lane.

Site Location

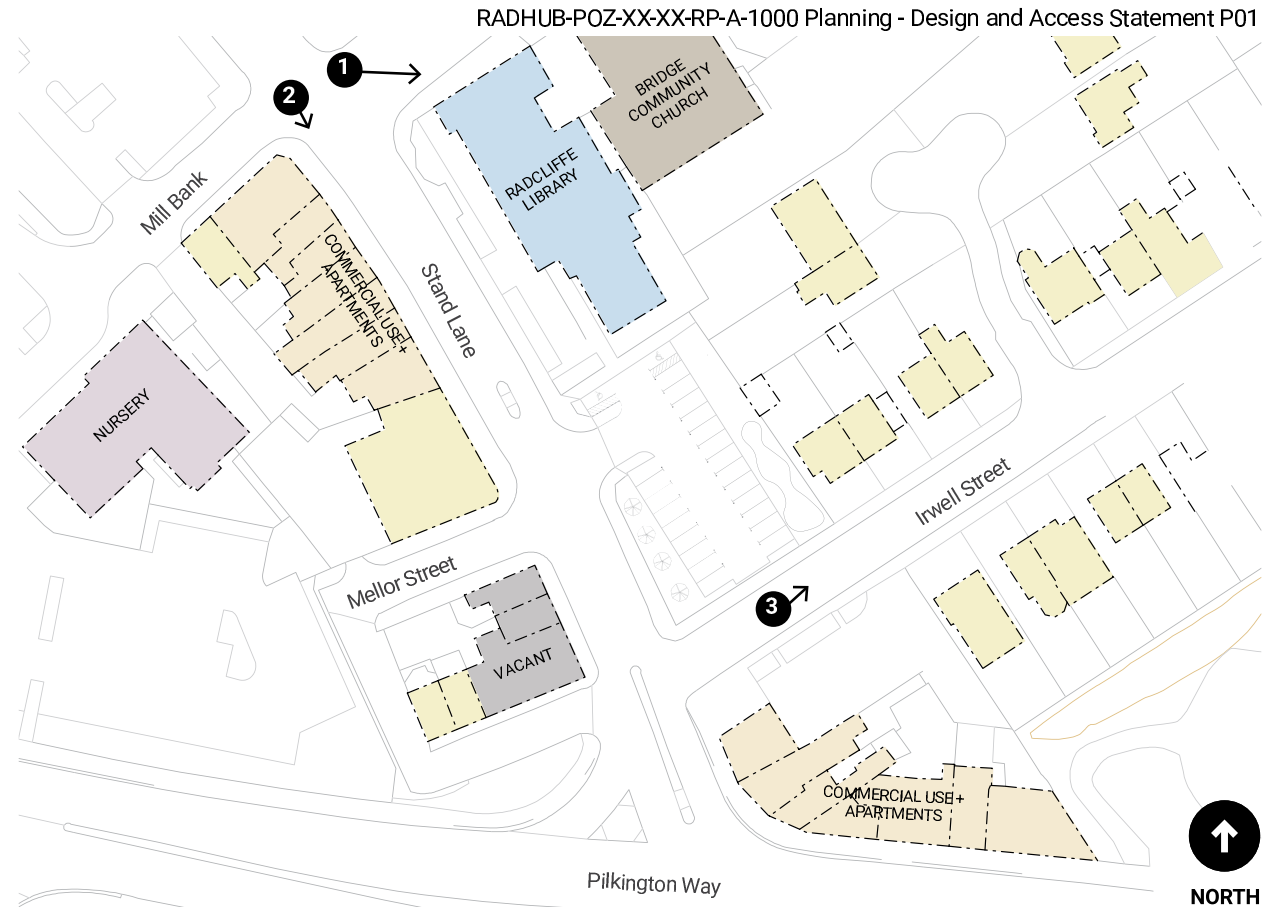
Radcliffe Library, Stand Lane, M26 1NW



Site Location Diagram

2.2 Adjacent Uses.

The immediate adjacent uses to the site are a mixture of residential and mixed use. Community facilities are located nearby to the local residents such as Radcliffe Library and community church.



- Library
- Education
- Residential
- Mixed Use (Commercial + Retail + Apartments)
- Places of Worship
- Assumed Vacant

Adjacent Uses Diagram



1. Radcliffe Library



2. Mixed use on Stand Lane



3. Houses on Inwell Street

2.3 Site Access.

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Pedestrian and vehicular access to the site is from Stand Lane. The current access way links well with the existing bus service. The site is a 5 minute walk away from Radcliffe Town Centre.

Existing car park has 2 accessible spaces and 22 standard car park spaces.

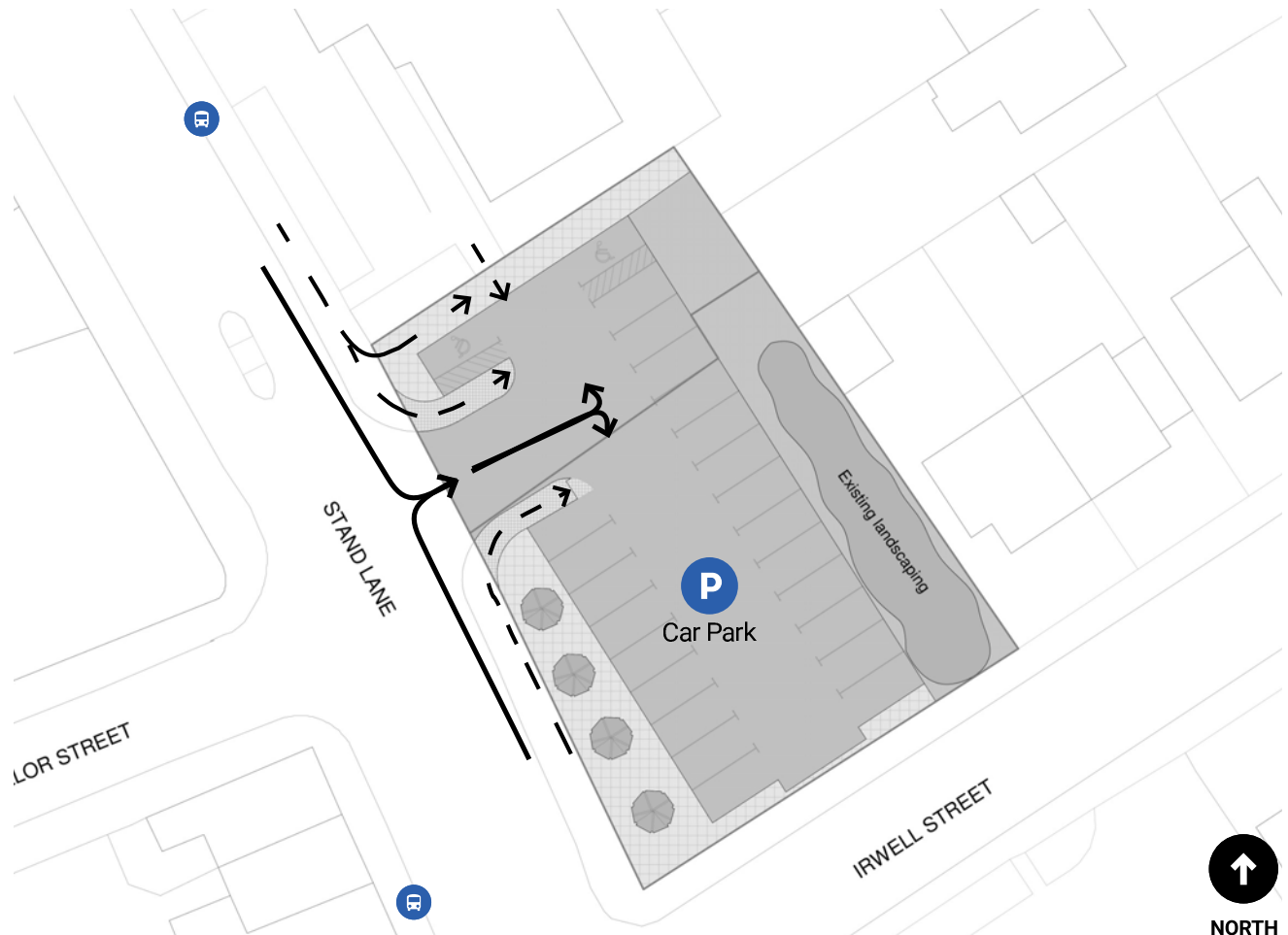
Key:

Vehicular & Pedestrian Access Point →

Pedestrian Only Access Point - - - - - →

Parking 

Bus stop 



Existing Site Access Point Diagram

2.4 Existing Site.

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1



2



3



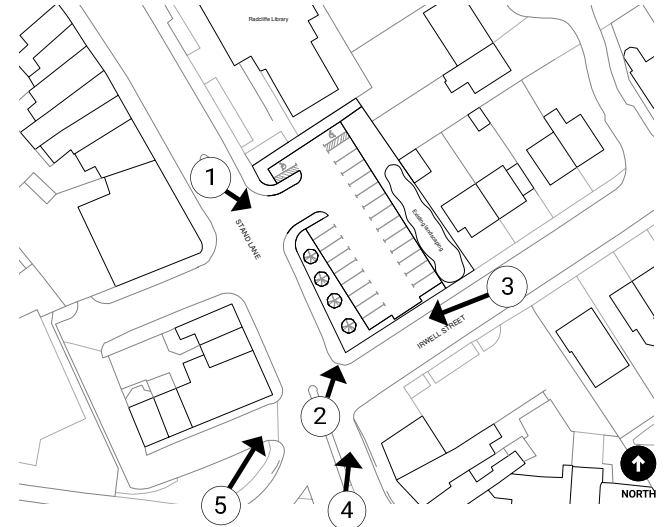
4



5



Site Map



3.0 Brief & Use.

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3.1 Internal Layout.

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The brief for the temporary modular accommodation has been designed to fulfill day to day needs for Freak Dance Studio.

Those spaces include:

- 2 dance studios that will provide flexible spaces to teach a range of classes
- A sensory room which will unlock the potential of autistic and neurodiverse students.
- An admin office to allow for the day to day running of the studio.
- Accessible unisex WC provision along with DDA WC.
- An exam store and cleaner store to help with the overall organisation and cleanliness of the building.

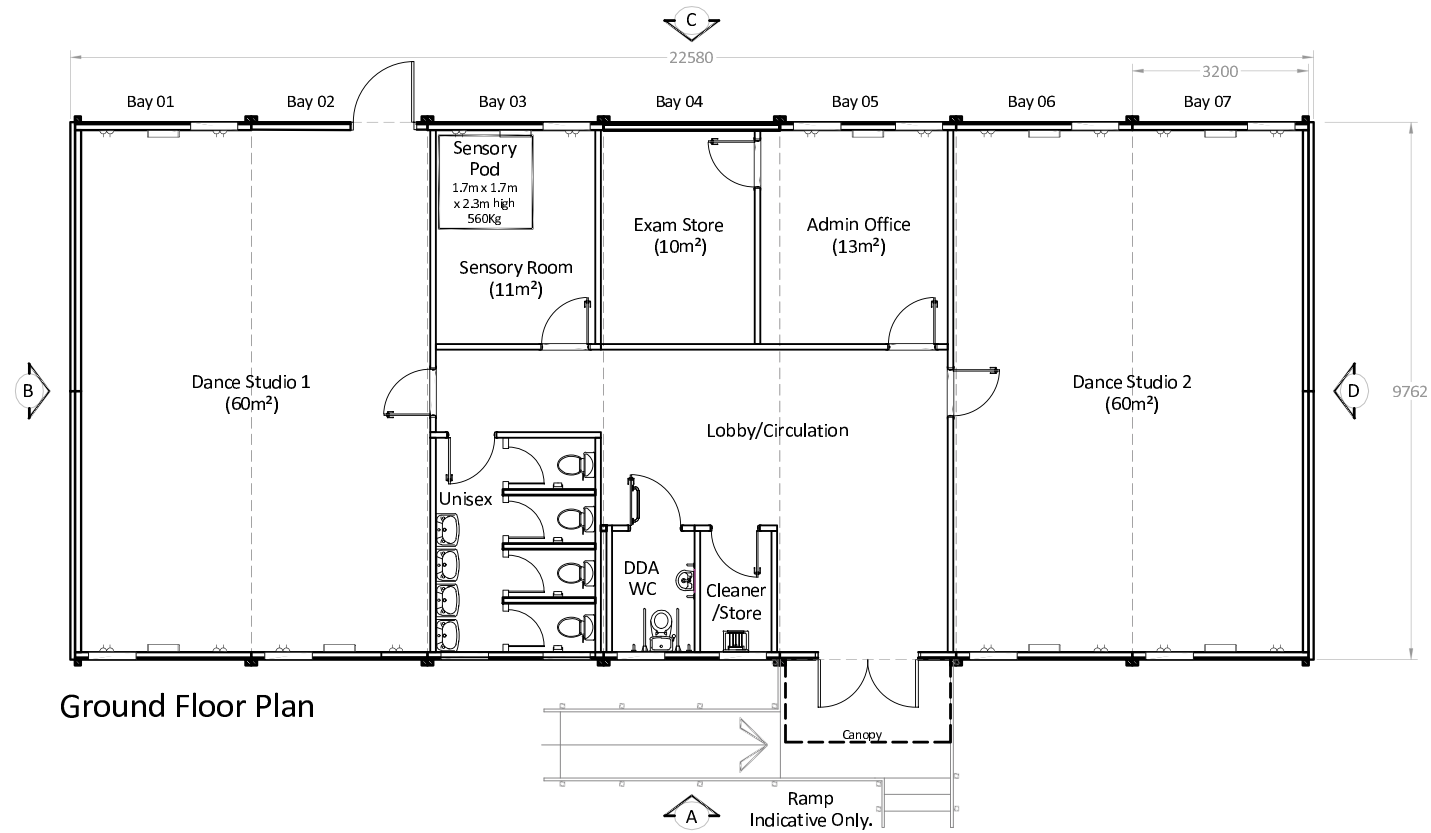


4.0 Plans & Elevations.

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4.1 Ground Floor Plans.

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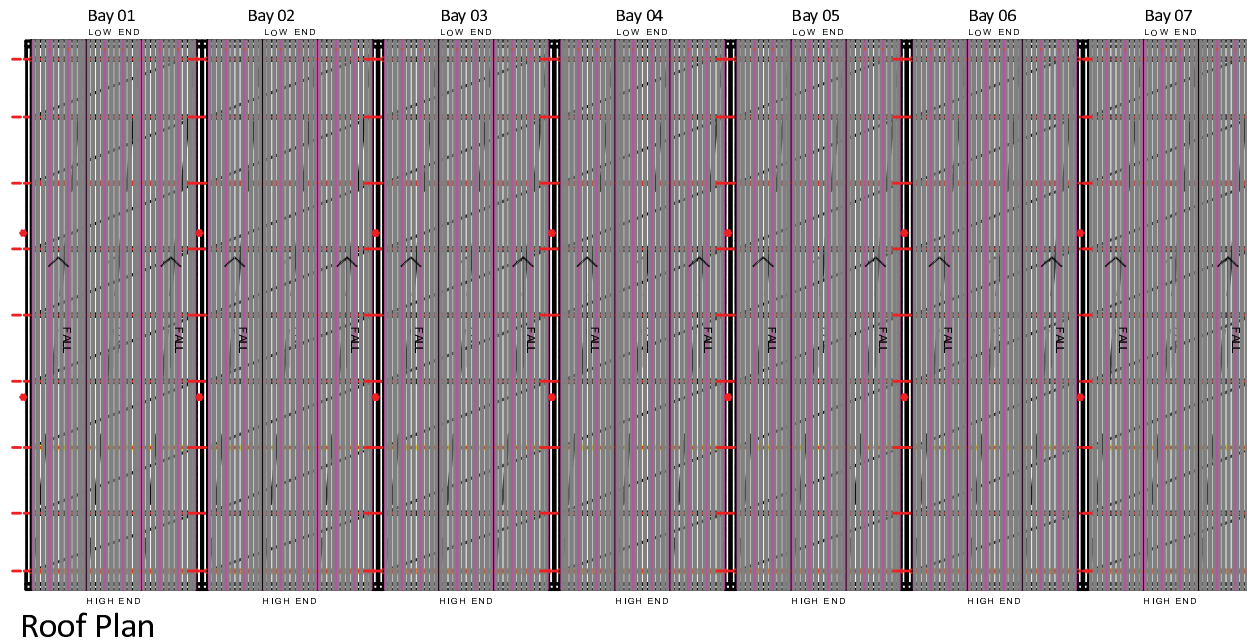
Ground Floor Plan

Design by Wernick © 2022 Wernick



4.2 Roof Plan.

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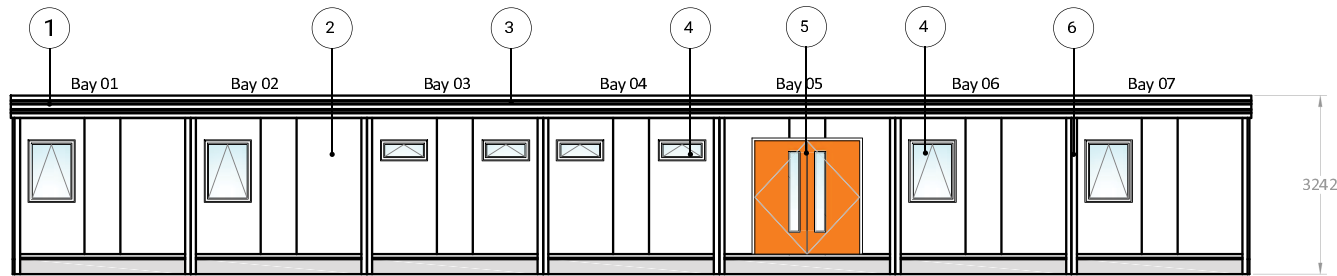


Design by Wernick © 2022 Wernick

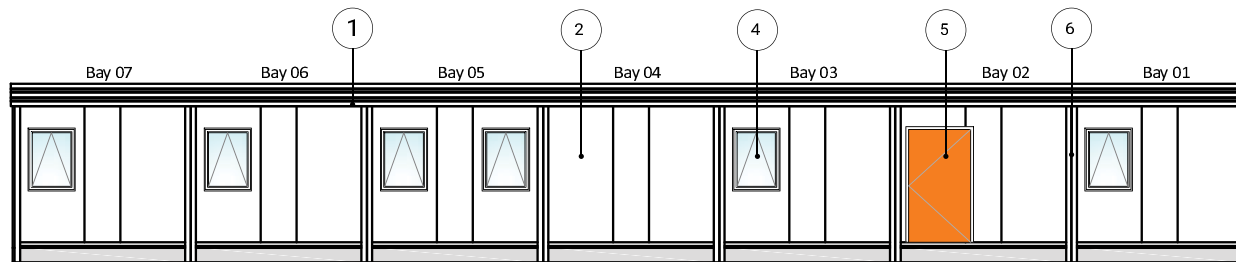


4.3 Elevations.

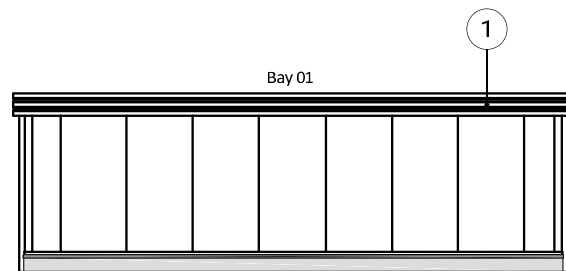
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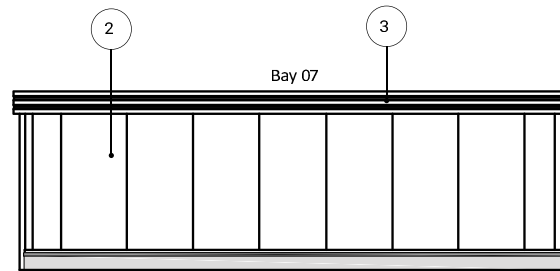
Elevation A
Proposed West Elevation



Elevation C
Proposed East Elevation



Elevation B
Proposed North Elevation



Elevation D
Proposed South Elevation

Proposed Material Legend:

- ①. Roof - Profiled composite roof sheet with plastisol coated steel external face, colour - white
- ②. External Walls - Composite external wall panels with plastisol coated steel external face, colour - white
- ③. Fascia - Profiled fascia plastisol coated steel face, colour - white
- ④. Windows - uPVC Double glazed windows, colour - white
- ⑤. External Door & Frames - Britania metador 'defender' steel door with powdercoat finish colour - orange leaf / white frame
- ⑥. Rainwater goods and s&VPs - PVC white



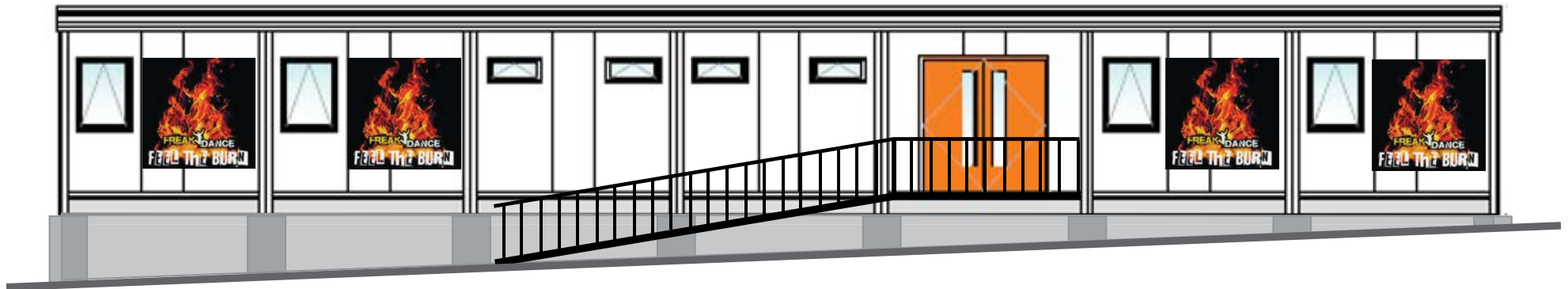
Elevation design by Wernick © 2022 Wernick

4.4 Stand Lane Elevation.

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The proposed Temporary Freak Dance Studio elevation treatment could be enhanced through external graphics to depict the use of the temporary modular unit creating a defined place to be enjoyed.

Final design to be agreed upon.



Front Elevation (Stand Lane)

5.0 Appearance.

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5.1 Modular Studio Indicative Image.

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Images are indicative only to show the principle of the modular units. For design, materials and finish please refer to the elevations.

All images © 2022 Wernick

6.0 Access.

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6.1 Pedestrian & Transport Links.

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Existing vehicular entrance & pedestrian access to the site would remain unchanged. However, throughout the duration of the temporary dance studio is situated in the car park the total car park spaces will reduce by 19 spaces. The site will have 2 accessible parking spaces and 3 standard spaces throughout the time the temporary units are in place with the balance of displaced parking provision being accommodated in the adjacent Bridge Methodist Church car park, for the full duration of the time the studios are in use on the site. Currently Freak Dance do not have any dedicated parking provision and therefore will require no additional provision while on the site.

The modular temporary building is set back towards the existing landscaped area, to allow access around the building with no adverse impact on accessibility to the car park and on visibility at the junction as shown in a diagram.

Key:

Vehicular & Pedestrian Access Point →

Pedestrian Only Access Point - - →

Existing Railings |||||

Visibility angle ● - - -



6.2 Inclusive Access.

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Inclusive access has been an integral part of the modular design, to make the building accessible to all.

Circulation routes have also been optimized to offer simple and legible wayfinding with dance studios placed at either side of the building.

The main entrance is accessible via stairs and a ramp to enable access for all building users. The design includes a canopy over the main entrance door to provide shelter.

Unisex WCs have been positioned centrally to the lobby with accessible WC immediately adjacent.

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