



INTERIORS / ARCHITECTURE / DESIGN

**DESIGN AND ACCESS STATEMENT
FOR
CHANGE OF USE AND
PROPOSED EXTERNAL DECKING AND ACCESS RAMP
AT
IKONS
511 BURY NEW ROAD, PRESTWICH, MANCHESTER, M25 3AJ**



06 Sep. 23

The Base – Dallam Lane – Warrington – WA2 7NG \\ www.jsa-design.co.uk



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INTRODUCTION

The Ikons application site coordinates 381104 404154, is situated on Bury New Road in Prestwich, Manchester.

RECENT HISTORY

The site is currently closed having formerly been used as a snooker hall.

EXISTING SITE

Ikons, 511 Bury New Road is not a listed building and is not set within a conservation area.

DETAILS

This application covers the change of use of the site from D2 (snooker hall) to Sui Generis with a proposed use as a cabaret bar serving food and drink. The application also covers the installation of a new raised deck, ramped access and boundary fence to the front of the venue to form a new external seating area. It also includes for installation of bifold doors to the front elevation and festoon lighting with associated posts.

EXISTING PHOTOS

Existing images below show the area where works are proposed to take place.



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SUMMARY OF PROPOSALS:-

The proposed works form part of the refurbishment of the now vacant former Rileys snooker hall into a cabaret venue/bar. The current venue has been closed for an extended period and is in a poor state of repair. The proposed changes aim to improve the kerb appeal of the site whilst also extending its longevity as a viable business for the local community.

- . The proposed change of use of the property promises to provide a premium food and drinks venue with associated cabaret acts to a currently underused and dilapidated building. The area opposite the site has already been redeveloped and the renovation and proposed use of this site will compliment further regeneration already taking place in the area. The venue will have a maximum capacity of 250 people with approximately 5 full-time staff and 5 part time staff. This will provide immediate jobs for the surrounding area while also increasing footfall into Prestwich's regenerating town center. We believe that most customers to the premises will travel via taxi, public transport or on foot to the site with staff parking on neighboring streets if necessary. Deliveries can still be made to the site despite the installation of the proposed deck via the area on the right-hand side of the premises.
- . We propose that the premises will be operational from 11am to midnight on weekdays and 11am to 2am on Friday and Saturday. As the building itself is only neighboured by the Liberal Club we deem this to have minimal impact on the surrounding area in terms of noise disturbance. To the rear of the premises the site is bordered by the bowling green associated with the adjacent liberal club. This provides a significant buffer from any residential properties. No new openings are proposed in the building so

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neighbouring properties will not be overlooked by the proposal.

- . The current sloped entrance to the venue will be retained in part to allow for level access to the existing right hand entrance door and side fire escape stairs. A new raised timber deck will be installed in the existing area with a ramped access to the right-hand side and a set of timber steps to the center of the decking. The decking will be finished to the edge in glazed and stainless-steel balustrading.
- . To improve the visual appeal of the building we proposed to replace the two existing shuttered windows on each side of the entrance with bifold doors. This would allow customers to easily access the proposed decking and will provide a welcoming visual into the venue.
- . Finally scaffold pole posts are proposed to the decking to take festoon lighting.

AMOUNT OF DEVELOPMENT

The proposed works are within the existing envelope of the site. The proposed decking will extend the existing trade area of the venue to allow for a useable external space. It will also provide a safer access point to the venue which is adjacent to a main road. The use of a fenced deck will allow customers to be contained within the proposed external area.

LAYOUT

The internal layout of the venue will not be significantly changed by the proposals. The extended deck will provide a dedicated area for customers to congregate while also demarking clear access points to the site.

SCALE

This proposed scheme is deemed to be modest in size and in proportion with the existing building.

APPEARANCE

The proposed deck will be formed from an oak effect composite decking which will give a natural look to the majority of the structure. The railings to the boundary will be glazed which will ensure a 'light-touch' to the appearance of the structure and will prevent it from appearing too dominating. The proposed development is not visible at all from the rear of the venue.

LANDSCAPING

There is no existing landscaping on the site.

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ACCESS

The existing access into the site will be retained and increased with the introduction of bifold doors. The installation of the raised decking will allow for a dedicated ramped access to the existing main door and also a set of central steps to access the site. We feel this is a huge improvement on the existing layout which allows for customers to disperse in several directions upon leaving the venue.

Summary of Impacts

In summary we believe that the proposed change of use will benefit the surrounding area while also bringing life back into a currently underused site which is becoming an eyesore. We do not believe that the proposed new use is out of place due to its location on the main road through Prestwich. We feel that all the proposed works to the front of the building improve the existing external visual of the site which is currently in a poor state of repair. We feel that the proposed materials are sympathetic to both the existing building and its surroundings and the development is considered appropriate to the site while also seeking to safeguard the viability of its future use.

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