DESIGN AND ACCESS STATEMENT

FOR

PROPOSED REFURBISHMENT OF A NEW LICENSED BETTING OFFICE

AT

7 High Street West,

Glossop, Derbyshire.

SK13 8AL

FOR

WILLIAM HILL ORGANIZATION LTD

(Ref. 0453/AUGUST 2013)

INTRODUCTION

The William Hill Organization's in house Construction Department oversee the refurbishment of all existing William Hill Betting Offices and the fit out of new premises.
The goal of the Organization is to provide high quality, modern, leisure outlets which give a safe, secure and user-friendly environment for our staff and customers alike.

The work required on each project varies; the sites are typically small-scale developments and consequently leave restricted capacity for current access guidelines. Despite this William Hill make every effort to comply with the regulations and discuss, consult with the appropriate Local Authority to agree the application with all reasonable provisions.

LOCATION

The proposals here are for the alterations as part of the Refurbishment of a 'NEW' Licensed Betting Office at 7 High Street West, Glossop, Derbyshire SK13 8AL.

The existing premises were occupied until 2011 as a Chemist Shop, with staff accommodation and storage also at GF Level, wc's, storage and void areas at First and Second floor levels.

EXISTING PREMISES

The existing premises comprises of two 'connected' properties the original 'old' building to the rear is of traditional masonry construction with a series of pitched slate roofs over the second floor part. The 'later' property to the front elevation – High Street West – although later in construction is still built from masonry/local stone with a single pitched slate roof at First Floor level. The property has its main frontage on to the pavement area of High Street West. To the rear is an access service road/yard area. There is a single rear door giving access to this rear area. The existing entrance door currently provides level access/egress from the premises.



Front Elevation to High Street.



Internal view showing entrance.



Internal view to rear.



Rear Service Road Elevation.



Existing Entrance lobby tiling

THE PROPOSALS

AMOUNT & SCALE OF WORKS:

The proposed works will ‘not’ create any additional floor space as part of the changes to the Building.

ACCESS:

The existing front elevation Timber shop front windows and door including stallrisers, pilasters and fascia will – following repairs remain as existing. The Fascia sign panel and lettering will of course be replaced with the new William Hill lettering. The two timber sash windows at First Floor level of the front elevation will be replaced with new timber sash windows to match existing as closely as possible.

The new ‘shop’ entrance using the existing part glazed timber door will provide level access into the shop via a recessed lobby from pavement level off the High Street West elevation.

The entrance door (shop) opening will provide a clear (existing) 900mm wide level opening, offering reasonable (but compromised) disabled access; the door requires an opening force not to exceed 20nm.

There will also be installed a call point button at the entrance door to provide assistance should anyone require it to access the unit.

Inside the property will provide level access to customer areas – access to the ambulant customer wc is again compromised due to physical building restrictions which result in a raised floor area and a restricted corridor width.

SHOP FRONT DESIGN:

The existing ‘original’ timber shopfront, entrance door, pilasters and fascia along with the stone stallrisers and ceramic tiled entrance lobby will be entirely retained as existing – there will be a need to carry out repairs due to recent neglect.
.
Externally illuminated – by trough light - fascia sign and projecting sign will be provided above the new shopfront. The projecting sign will be fixed to the stonework at FF level above the fascia sign.

INTERNAL ALTERATIONS:

Generally the premises will be designed to create an open plan layout that provides William Hill with an effective leisure unit and provides free and effective access throughout for both staff and customers alike. The new shop design has taken in to account the considerations of the Listed Building and has been achieved without any major structural alterations or removal of existing fixtures and fittings.

‘New’ Internal openings are 800mm clear width, occupied space is used efficiently, and seating is provided wherever clients are expected to spend large amounts of time. The access to the ambulant customer wc at Ground Floor level is restricted due to the ‘as existing’ raised floor level in the location of the wc and the approach

corridor. Similarly the approach corridor to the wc has restricted width due to the requirement to retain the existing FF staircase.

Adequate although compromised space due to the buildings physical restrictions is provided to allow wheelchair users full use of all facilities with low level writing shelf and clear unobstructed routes.
However it is not possible to provide low-level counter, as this would break the security of the counter/staff area.
However sufficient staff will be available to provide any assistance to wheelchair/disabled customers.

As previously mentioned works will be carried out to provide a uniformly level floor in general for the customer area at Ground floor level.

The existing decorative (Paper) ceiling and Frieze will also be retained. The new suspended ceiling will be fixed below the existing as shown on sectional drawing.

The doors all have vision panels or in the case of door D1 to the counter this will have a security viewer only due to security concerns- however this door is adjoining the glazed counter and visibility to the area around door D1 is clear.

SATELLITE DISH

The new satellite dish is proposed for the rear elevation at second floor level.

The new TV aerial will be located again on the rear elevation at second floor level.

AIR CONDITIONING 'EXTERNAL' UNITS

The external AC Condenser units will be located 'out of sight' at second floor roof level with access available for installation and maintenance from a window access hatch at the same level.

CONCLUSIONS

In all circumstances, it will be clear that the William Hill Organization have included within the proposed formation of a new licensed betting office all possible features, alterations and fittings to provide suitable access and facilities within the restrictions imposed by the limitations of the existing building.