

Design and Access Statement

Name &
address of
site:

420-422 Stockport Road (Former
Longsight Youth Centre),
Longsight,
Manchester, M12 4JE

Date: August 2021

Contact details

Applicant's details

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Agent's details

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1. Description of development

Physical Characteristics

The building is the former Longsight Youth Centre, now 420 Stockport Road. The building is used as a community café and community rooms.

The works are to demolish and rebuild an existing section of the rear annex of the building. The works are being undertaken due to a previous buddleia growth having caused significant damage, such that it is economically and practically more feasible to demolish and rebuild as per existing.

The scheme has been designed to ensure that the demolished area of the building is to match the existing building by using the same brickwork type and elevations installing windows and doors to existing positions. Floor levels to each room will be as existing to match the existing adjacent stairwell that is being retained.

2. Design Philosophy and approach

The scheme has been designed to match the existing section of the building that is to be demolished whilst taking into full consideration the requirements of the current building regulations Approved Documents.

3. Design standards and guidance followed

Approved Documents (July 2021 Edition): ☒

4. Key Access issues of the design

The key accessible design attributes in this scheme relate to:

- New ground floor room will have level access to the external doors. Second floor room will house an accessible WC to facilitate the changes to make the first floor hall fully accessible. A new lift is being provided under approved application 130307/FO/2021.
- Emergency egress – Rebuilt area of the building is directly adjoined to the existing fire escape stairwell. A full fire evacuation plan will be delivered on completion and with consultation with the building users.
- Management – The building occupiers will ensure all staff are suitably trained in disability awareness, diversity and equality.