

54-58 Great Ancoats Street Disabled Access Arrangements

Introduction

This note has been prepared by Nexus Planning on behalf of La Petite Mort Tattoos Ltd, to outline the access arrangements in support of a planning application submitted to Manchester City Council for a change of use at the second floor of 54-58 Great Ancoats Street, Manchester. We are submitting floorplans of the ground floor and first floor alongside this note to support our findings.

Access Arrangements

The Access Component

The proposed change of use will inherit the existing property's approved arrangements with respect to all users, equal and convenient access to the building and spaces, and public transport network (see attached Photographs 4 and 5).

The proposed development will inherit the existing property's approved arrangements with respect to access for emergency services.

The proposed development will inherit the existing property's approved arrangements with regard to pedestrian and access to the property. There are no existing provisions for off street parking and none are proposed.

Presently there are no provisions for access for disabled people complying with the requirements of the Disability Discrimination Act 1995 and the Building Regulations Approved Document M. Both the front entrance and the side emergency escape exit have 150mm and 140mm thresholds. Both the entrance and the exits are shared by other occupants of the shared property and both have a small landing area immediately inside each door followed by steps to the floors above.

The Front Access

The front entrance door is 850mm wide (please see the submitted Ground Floor Plan) and cannot be readily widened to the required 1000mm for disabled access. The door leads into a small lobby area with a relatively steep and narrow shared stair leading to both the first floor and second floors. The stair has winders turning the stair through 90° at the lower level and a small half landing at the top of the first flight. The entrance to the proposal is then through another 90° on the right with a further two steps to first floor level. On the left of this half landing are another two steps leading to a common toilet and a landing leading to a stair to the second floor.

It would not be possible to lower the threshold at the front entrance to provide a level access into the property because this is a shared access used by other occupants and is not under the sole ownership of the applicant. Notwithstanding that there is not enough physical space to lower the threshold without increasing the first step of the stair beyond an acceptable riser height.

There is also no room within the lobby to fit a lift without impeding the access to the second floor property. There is also insufficient landing space at first floor level to egress from a lift.

Disabled Access Arrangements continued

The existing stairwell (see Photograph 1) is also too narrow and with winders at the lower level and the small landing (see Photograph 3) at the upper level along with the two steps up into the proposal (see Photograph 2); there is insufficient space to install any means of stair lift and provide sufficient access both onto and off a stair lift.

The Side Access

The side entrance door is 850mm wide and cannot be readily widened to the required 1000mm for disabled access (see attached Ground Floor Plan). This door leads into a small lobby area with a relatively narrow shared stair forming an emergency escape route for both the first floor and second floors. From the lobby the stair turns through 90° to the left to a small half landing and then through another 90° to the right to first floor level. There is then a shared corridor/landing with stairs leading to the second floor.

It would not be possible to lower the threshold to the side exit to provide a level access into the property because as with the front entrance this is a shared access used by other occupants and is not under the sole ownership of the applicant. Notwithstanding that there is not enough physical space to lower the threshold without increasing the first step of the stair beyond an acceptable riser height.

Again there is no physical room within the lobby to fit a lift without using floor space not in the ownership of the applicant.

The existing stair is also too narrow and the lobby area too small to install any means of stair lift and provide sufficient access onto and off a stair lift.

The First Floor

It is not physically possible to install a ramped access from the half landing into the first floor property because the difference in level is 400mm and a ramp at a gradient of 1 in 20 would be approximately 8m long. This is the same distance as the entrance door to the outside wall on Great Ancoats Street. Also a ramp would involve breaking into the first floor construction which forms the ceiling of the property below. The ground floor of the property is not owned by the applicant.

Disabled Facilities

From the above it is apparent that it is not feasible to provide access for wheel chairs to the first floor. Therefore it is not considered appropriate to amend any of the first floor layout to accommodate wheel chairs. This includes widening existing door openings and corridors, providing disabled toilet facilities and amending the existing kitchen layout.

However, in order to provide for ambulant persons and persons with impaired vision the following could be considered appropriate:- coloured contrast to the leading edge of the front and emergency stairs, colour contrast between walls and ceiling and floor, (there is already a contrast between the colours of existing floor and wall), colour and luminance contrast to the landing at the top of the front stair, strong even lighting throughout the proposal, handrails to both sides of the front and side stairs, provision of a hand rail to the right hand side of the two steps into the entrance at first floor, contrasting colours around door openings and slip resistant flooring to corridors.

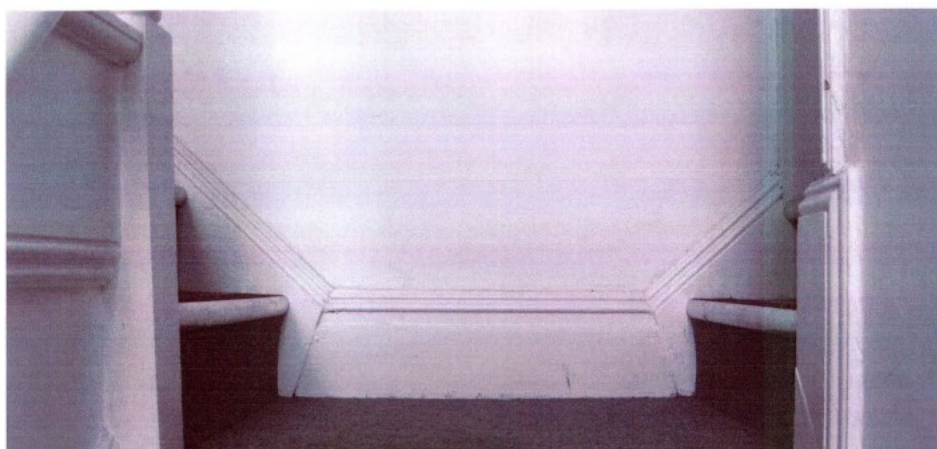
Disabled Access Arrangements continued



Photograph 1: Stairs leading to first floor



Photograph 2: Two steps to first floor entrance



Photograph 3: Half landing leading to first floor entrance



Photograph 4: Existing front elevation



Photograph 5: Existing side elevation