40-46 Princess Street – Access Statement 14th July, 2017

With regard to Manchester City Council "Design for Access 2", December 2003

1. Car Parking – N/A
2. Pedestrian Crossings – N/A - no works to pedestrian crossings
3. Footways, Pathways and Access Routes
    - No changes will be made to existing footpaths
    - Access into the building from footpaths will be accessible by means of platform or stair lifts – refer to Design & Access Statement for more information
    - Any works within the courtyard (i.e. new drainage grating) will be set flush with the surrounding surface
    - Hoardings or scaffolding associated with building works will be licensed by the City Council in accordance with statutory requirements
4. Street Furniture – N/A
5. Seating – N/A – no external seating to be provided
6. Ramps – N/A – Entry to the building will be via steps or platform/chair lifts
7. Footbridge – N/A
8. External Steps
    - Proposed new entry steps will be recessed back from the building line, and therefore will be protected from inclement weather
    - Width of steps will be approximately 2.0m wide (overall width of 4m with a central handrail), which exceeds the minimum Design For Access 2 requirement of 1.8m
    - The overall rise of the flight of steps exceeds the Design For Access 2 stated limit of 1200mm however a mechanical platform lift will be incorporated into the stair which will provide barrier-free access
    - Tread depth and riser height have both been designed to comply with Building Regulations Part K (250mm depth, 167mm height)
    - Entrance matting with tactile strips will be provided at top and bottom landings, in lieu of corduroy tactile warning surface
    - Lighting at the entry steps will comply with CIBSE recommended lux levels
    - Contrasting nosing and closed risers will be provided
    - Top and bottom landings will comply with minimum required depth of 1800mm
9. Handrails
    - Handrails will comply with all Design For Access 2 requirements with regard to height, surface material, profile, etc.

10.1 External Doors
    - New external main entry doors shall be power operated sliding doors, each leaf minimum 1m wide.
    - Entry doors to retail spaces will comply with required widths wherever possible, given constraints of existing openings in the historic building fabric

10.2 Internal Doors

- Required clear opening of 850mm will be complied with. Leading edge distances will be compliant with Building Regulations Part M (minimum 300mm) and in some cases may exceed that dimension.

11. Doors and Entry Systems
    - Details for door entry systems have not been developed yet, but we do not anticipate any difficulties implementing the requirements stated in Design For Access 2.
12. Door and Window Furniture
    - Details for door and window furniture have not been developed yet, but we will implement wherever possible the requirements stated in Design For Access 2. Due to the listed status of the building we will be required to maintain or replicate existing window arrangements and therefore may be constrained in those cases.
13. Reception
    - Details for reception area furniture, lighting, etc have not been developed yet, but we do not anticipate any difficulties implementing the requirements stated in Design For Access 2
14. Lobbies, Corridors & Internal Spaces
    - Requirements for door positions, turning circles, lighting levels and colour contrast will be implemented. Fire rating requirements may preclude the use of two-way swing doors, however we will confirm this as we further develop the door details. Corridor widths currently do comply with Building Regulation Part B and M, and have been approved by our Approved Inspector; increasing the widths will be impractical given the narrow shape of the building and the constraints of existing building structure/walls.
15. Internal Stairs
    - Several of the internal stairs are existing and to remain and have already been deemed acceptable by our Approved Inspector. Therefore only elements of the new stairs may be able to comply with Design For Access 2, please see paragraph below.
    - The new central internal stair is constrained by the perimeter light well walls which surround the stair. Within this area, we have been able to configure flights with maximum 12 risers, however there will not be sufficient space to provide a tread width of 280mm (they are currently designed to be 250mm which is Building Regulations compliant). Similarly, due to constraints of existing building fabric, we will be unable to provide a landing 1800 x 1800 at all locations. Tread width will be 1200mm which exceeds the stated minimum of 1000mm. Riser heights do vary due to varying floor-to-floor heights however in no case are they less than 150mm. Risers will be closed and non-tapered. Lighting and handrails will be complaint with the Design For Access 2 requirements.

16.1 Passenger Lifts

- 2no. new lifts are proposed for the scheme.
- The larger lift, to be situated in the light well, has been specified as large as possible however is limited in size by the main central stair also being located within the light well. This is a 17-person lift with internal dimensions of 1200mm x 2300mm.
- The smaller lift, located adjacent to the light well, is an 8-person lift and is compliant with Building Regulations Part M (internal dimensions of 1100mm x

1190mm. This lift has been specified so as to limit the extent of removal of existing building fabric (by creation of a new shaft). Additionally, the larger lift in the light well will accommodate a large amount of passengers thereby relieving pressure on the smaller lift.

- Requirements regarding unobstructed areas at lift entrances, door sizes, floor level indentifiers, handrails, controls, flooring, lighting, signage will be complied with.
- Evacuation lift: Every stair has an area of refuge, therefore a specially designated evacuation lift will not be necessary. Furthermore, an evacuation lift is not a requirement of building regulations. The building has been designed with refuge spaces as per the requirements of the regulations. Lastly, an evacuation lift would need to be provided in a separate lobby off the staircase at each level, which would negate the effect of the new light well core being an open space.

16.2 Platform Lifts

- The platform lift providing access at the main entry stair will comply with all of the requirements in Design for Access 2.

17. Toilets
    - Separate unisex accessible toilets have been provided for each suite of toilets, sized in compliance with Building Regulations Part M. Travel distances vary due to different configurations of the building envelope at different levels, and in a few cases do exceed 40 metres. Reducing excessive travel distances would require extensive reconfiguration of cores and corridors, impacting the spatial viability of many of the units. Therefore we do not believe we are able to comply with the requested limit of 40 meters travel distance.
    - Separate unisex accessible toilets are currently sized at 1500mm x 2200mm which is compliant with Building Regulations Part M. Amending the size of the toilet compartment to 2000mm x 2000mm will not be practical due to constraints of existing historic building fabric, which will create pinch points narrower than normally acceptable.
    - Other toilet requirements such as door swing, flooring, locking mechanisms, mounting heights, flushing systems, soap and towel dispensers, fire alarm, emergency assistance system, etc will be complied with.
18. Baby Changing Facilities
    - We are unable to provide a dedicated baby changing at this time.
19. Showers and Bathrooms
    - Showers will be provided as part of the facilities available to building tenants who cycle to work. As such, they are not intended for wheelchair users and are not sized or designed for wheelchair use. The proposed layouts of male and female shower areas has been deemed acceptable by Building Control.
20. Kitchens – N/A – kitchens/tea points, if provided, will be part of tenant fit-out
21. Dwellings – N/A
22. Surfaces and Finishes – All surfaces and Finishes requirements of Design for Access 2 will be complied with.
23. Communication Systems –
    - All public areas will be fitted with required visual and audible alarm systems, as well as alarm buttons where needed as per current statutory regulation
24. Signs and Wayfinding –

- All Signs and Wayfinding requirements of Design for Access 2 will be complied with.

25. Lighting
    - All Lighting requirements of Design for Access 2 will be complied with
26. Sound
    - All Sound requirements of Design for Access 2 will be complied with
27. Management and Maintenance
    - The building will be maintained by a designated management company who will have offices on site