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FOR ACTION

Design and Access Statement

Proposed Alterations to the Ground Floor Façade to Improve Disabled Access 81 Fountain Street, Manchester

The accompanying application that this design and access statement supports is seeking planning permission for the alteration to the existing ground floor front façade office entrance, to provide improved access for the disabled.

DESIGN

The work involved in upgrading the entrance to the offices above involves the taking down of the existing powder coated façade to the centre of the ground floor. A new powder coated façade comprising automated sliding double doors is to be provided to improve access to the building, especially for the disabled. The sliding doors and a new emergency exit door will provide a fast exit in case of emergency.

The layout of the scheme has been determined to reduce the impact of the proposals to a minimum. The new façade will be set back from the main footpath and will be straight, enhancing the detail of the curved window above. Setting the frontage back also aids access for the disabled as it allows for a level area outside the doors, avoiding the natural slope of the footpath to Fountain Street. Removing the revolving door promotes the curved detail to the first floor, making the entrance far less fussy and at the same time more modern.

Thought was given to the positioning of the façade in the reveal and it was determined that by setting it out as shown on the accompanying drawings, disabled access was enhanced. Consideration was also given to retaining a curved feature to the ground floor but this, we felt, would compromise the access and the clean straight lines of the finished proposal, which has a simple balance.

The façade will be powder coated in a colour to match the existing. There are to be no other material alterations.

No new buildings are to be constructed as part of this application. The proposal does not impact upon the environmental, economic or social characteristics of the site.

ACCESS

Vehicular access is unaffected by the proposals. Parking is available on Fountain Street, immediately outside the building. The building is well provided for in terms of public transport and the proposals do not alter this.

Disabled access to the ground floor lobby of the offices is currently through an emergency side door as the only other access is via a narrow revolving door. The scheme has been conceived to allow unhindered access for the disabled through automated sliding double doors and the scheme does not discriminate against anyone regardless of age, disability, ethnicity or social grouping.