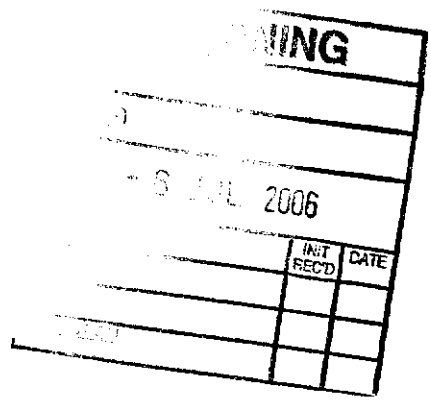
OI



no. 14 Albert Square and nos. 1 – 3 Southmill Street (the Memorial Hall)

ACCESS STATEMENT

June 2006

OMBLER IWANOWSKI ARCHITECTS
20 DALE STREET MANCHESTER M1 1EZ
TEL 0161 236 6778 FAX 0161 236 7078
OMBLERIWANOWSKI@Oiarchitects.CO.UK

Introduction

The purpose of this statement is to evaluate the existing entrances and to confirm which entrance is to be used for disabled access.
This statement is in support of the full Planning Application submitted on the 23rd Dec 2005 to the Council Offices.

Existing Condition

There are currently 5no. external doors:

Albert Square (1 double door) –
This is the principle entrance to the building off Albert Square and originally served the upper floors only.

County Street (1 double door) –
The County Street doors are at the end of a back entry to the rear of the building. The entry is sandwiched behind the adjacent Albert Square buildings & Central Street.

Southmill Street (3 single doors) –
- The two adjacent external doors to the back of the building are fire exit doors, exiting directly from the original stone stairwells.
- The one, main external/principle entrance to Southmill Street originally served the Ground Floor (and through this the Basement) warehouse.

Analysis

Albert Square –
This is the principle entrance to the building only by nature of it being in Albert Square, it isn't the sole entrance and originally served the upper floors only. It now also serves the Ground Floor.
Currently there are 7 steps up to the Albert Square entrance foyer from the pavement level outside, with a further 2 required to bring the entrance foyer level with the Ground Floor. The rise of the 9 steps equates to 1630mm.
The limited space (both internally & externally) and difference in levels means it would not be feasible to create a ramp or provide a disabled platform lift without major alterations to the façade. This would affect the character of this prestigious Grade II* listed building.

County Street –
Due to their location at the end of a service entry, the County Street double doors are only intended to be used as a service entrance.

Southmill Street –
- The 2 adjacent external doors to the rear of the building are discounted due to the fact that they are fire doors at the base of the original stone fire escape stairs.
- The main entrance to Southmill Street is suitable for disabled access because out of the two entrances (Albert Sq & Southmill St) it has by far the closest to a level threshold and is also a principle entrance to the building. This entrance is in close proximity to the Albert Square entrance (it is round the corner) and is also visible from Albert Square.
The only small alteration required to accommodate disabled access through this door is to lower the existing stone step (approx 20mm), thereby creating flush access from the pavement. Once through it is proposed to provide a disabled access lift to give access to the Ground Floor & Basement level. Once on the Ground Floor connecting doors are proposed to give access to the lift & hence the office accommodation. Both the restaurant & office users share the disabled access facility.

Conclusion

The Southmill Street principle entrance is to used for Disabled access.