384 Moston Lane
Manchester
M40 9LX

Design and Access Statement

20th Feb 2012

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General

The existing building is a two storey traditional brick and pitched roof, concrete roof tiles end terrace building, ground floor was Electrical shop with store rooms at the rear. First floor has 3 bedrooms and a toilet. The site is situated in Moston area. Moston is a district of Manchester approx. 3 miles (5 Km) north east of the city centre.

Moston is a predominantly residential area, with a population 12,500 and has a land coverage is approx. 130 acres.The property was used as an electrical discount stores and has been vacant since 2009.

The next door (no:386) is a Butchers and (no:388) is a Chemists, (no: 400) is Age Concern shop.

The proposal is to change Ground floor shop unit into hot food takeaway shop (A5) with a kitchen at the rear. The kitchen will provide a wide range of meals selected from Chinese, Vietnamese, Thai and Malaysia dishes.

To form a single storey extension at the yard area. The first floor will be provided for staff accommodation with a toilet and shower facility.

The Building

Approach

Pedestrian access around the surrounding streets is generally wide approx. 2 metres to 4 metres and is generally level along the shop front pavement with dropped kerbs at the end of the pavements.

Transport

Moston is very well served by buses, primarily along Moston lane directly to and Manchester city centre.

Bus routes directly to Manchester city centre include 51, 81,88, 112, 118, 77 80,89,149 and 188.

Train- rail, Moston stop to Manchester Victoria stop is about 30 mins.

Parking

There are car parking spaces at the front of the shop and there are also off street parking spaces available along the side road. There is one car parking space at the rear yard for shop owner.

Entrances

Entry to the shop is off Moston Lane. it is secure and controlled, and entrance of the proposed shop front is situated at Moston Lane with proposed levelling the entrance step to provide a level access for people with disability. Delivery, loading and unloading will be at the rear of the shop through a rear yard.

Any large areas of entrance glazing will have visual manifestation and will be to the appropriate safety standards of Building Regulations Part N.

Waste storage and collection

The waste bins will be stored at the designated area next to rear yard and will arrange with commercial waste collection contract. Please refer to drawing No: 08 (Proposed Ground Floor Plan).

Horizontal Circulation

Horizontal access to the front part of the building is levelled. Access to the proposed shop unit will be levelled with a ramp.

Entrance door for the proposed shop unit is 900 mm clear to achieve above the Building Regulations minimum requirements.

Ironmongery is easy action, operable with a closed fist, colour contrasted from the door and located at 1000mm AFL to centreline of handle.

Door closer pressure is not greater than 30 N from 0° (the door in the closed position) to 30° open, and not more than 22.5 N from 30° to 60° of the opening cycle. Where appropriate, door closers will incorporate a delay check to allow sufficient time for a disabled person to pass through.

Counter areas are incorporate dropped sections of counter suitable for wheelchair users.

No toilets will be required for customers. Staff will use the toilets located at the first floor of the premises.

Means of Escape

The maximum travel distance is less than 4.5 metre within the shop unit, therefore the entry door located Moston Lane can be used as an entrance and fire exit for customers. Fire escape for upstairs through the rear of the premises.

Signage

Text is colour contrasted against background. Clear symbols and directional arrows will are used wherever possible within the building.

The Disability Discrimination Act 1995

Employment

Employers are required to make reasonable adjustments to procedures and premises so that disabled job applicants and employees are not at a substantial disadvantage compared to non-disabled people.

Goods, Facilities and Services

It is unlawful for providers of goods, facilities and services deliberately not to provide a service, to make it impossible or unreasonably difficult to use a service, to provide it to a lower standard or on discriminating terms.

Premises

Requirement to remove physical barriers since October 2004.

Or provide a reasonable alternative method of making the service available to disabled people.

The Disability Discrimination Act 2005

Includes:

A new positive duty on public authorities to promote equality of opportunity for disabled people, in common with race and gender.

Protection for more people diagnosed with the progressive conditions of HIV, MS and cancer, from the point of diagnosis rather from the point of manifestation as previously.

Removes the requirement that mental illnesses must be “clinically well-recognised.”