# Design & Access Statement

**Site address:**

KG CHRISTYS & CO LTD
HELMET STREET
ANCOATS
MANCHESTER
M1 2NT

**Date:** 24TH APRIL 2007

## Contact details

| | Applicants name | | Agents name |
|---|---|---|---|
| Name: | EVANS TEXTILES LTD | Name: | KING STURGE LLP |
| Address: | UNIT 22<br>PICCADILLY TRADING ESTATE<br>GIDDINGS ROAD<br>MANCHESTER | Address: | ONE PICCADILLY GARDENS,<br>MANCHESTER |
| Post code: | M1 2NP | Post code: | M1 1RG |
| Telephone: | | Telephone: | 0161 238 6272 |

## Description of development

The refurbishment and fit out of an existing 2 storey office accommodation including window replacement and roof repairs. The works include the replacement of the existing redundant central heating system, replacement of existing light fittings and general upgrade of all surface coverings including floor finishes, wall finishes and ceiling replacement. The works also include minor partitioning works to form new improved toilet facilities and a staff kitchen.

## Philosophy and approach

Existing site accessibility will not be altered; improvements will be made to current facilities, including creation of a dedicated disabled toilet at ground floor. A raised access floor will also be installed at ground floor level to accommodate the change in height to the ground floor structure and provide level access across these areas.

## Key access issues of the design

The existing site will be accessed via existing public transport links. This includes a contained car park for car users, which extends to the rear of the offices.

Access for deliveries will be to the rear of the building via the main site entrance; existing access restraints will be maintained.

Access for the emergency services will be maintained as existing.

The existing site accessibility will not be altered and all existing benefits will be retained.

Internally, the property provides ground floor & first floor office accommodation, with access via existing entrance doors which are to be refurbished and upgraded. A fully compliant disabled WC is to be created on the ground floor.

The appearance of the building will match existing, although existing timber windows will be replaced with new white UPVC double glazed windows, including removal of security bars and replacement with perforated steel lightweight roller shutters internally at ground floor.

Our client has selected this property because it is in close proximity to its existing premises on Piccadilly Trading Estate. The subject property provides the layout and conditions to meet their business needs.

## Sources of advice and consultation

Consultation has been undertaken with STMC building control and Mr Patel of Manchester City Council Planning Department, their input has been fully considered in the design.

All works have been designed and specified in accordance with the following;

- The latest Building Regulations, including Approved Documents B, E, F, H, J, L, M and N.
- The Disability Discrimination Act 1995
- Health and Safety at Work Act 1974
- Construction (Design and Management) Regulations 1994

## Additional material information

We can confirm that the Design and Access statement will be maintained and updated and provided to the end users for future development.

All works will be undertaken sympathetically with the existing building environment and all materials implemented will match existing building fabric where possible.