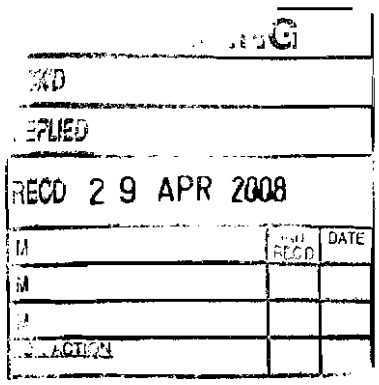


DESIGN FOR ACCESS 2 STATEMENT

APPLICATION NO. 086300/FO/2008

LOCATION OF SITE
95 HAMILTON ROAD, LONGSIGHT, MANCHESTER M13 0AE

APPLICANT.MR.N.AHMED 95 HAMILTON ROAD LONGSIGHT M13 OAE

AGENT.ALAN FAULKNER 7 ESSEX CLOSE HIGH CROMPTON OLDHAM OL2 7EA

DESCRIPTION.
THE PROPERTY AT PRESENT IS A RETAIL UNIT TO THE GROUND FLOOR WITH THE LIVING ACCOMODATION ABOVE THE SALES AREA. THE SITE IS LOCATED ON THE END OF A BLOCK OF 5 TERRACE HOUSES FACING ONTO HAMILTON ROAD. THE SIDE ELEVATION IS FACING ONTO SLADE GROVE. THE PROPERTY HAS BEEN DEVLOPED OVER THE YEARS WHICH HAS TAKEN UP THE WHOLE OF THE SITE FROM FRONT TO BACK AND THE SIDE, ALL FOR ADDED SALES AREA FOR THE SHOP. TO ACCESS THE LIVING ACCOMODATION A METAL FIRE ESCAPE HAS BEEN FITTED TO THE REAR (OPEN TO THE ELEMENTS.) ACCESS TO THE LIVING QUARTERS IS BY PASSING ACROSS A FLAT ASHPHALT ROOF AND UP A FURTHER 3 METAL STEPS THROUGH THE ENTRANCE DOOR INTO THE KITCHEN.
THE SITE IS APPROX 182-4 sq M

THE REASONS BEHIND THIS APPLICATION IS PARTLY TO IMPROVE ACCESS BUT MAINLY TO IMPROVE EXITS IN THE EVENT OF FIRE. AT PRESENT THERE IS NO SAFE WAY TO EXIT THE BUILDING EXCEPT THROUGH A KITCHEN WHICH IS A COMMON PLACE FOR A FIRE

PROPOSALS.

TO IMPROVE ACCESS FOR MR.AHMED (APPLICANT) & HIS RELATIVES
TO INSTALL FIRE PROTECTED CORRIDORS TO GAIN ACCESS TO MAIN PART OF HOUSE MIN 900MM WIDE
TO FIT HANDRAILS TO THE STAIRCASE
TO FIT FIRE ALARM SYSTEM
TO SEPARATE AN AREA FOR 3 DOMESTIC WASTE BINS (NON IN PLACE AT PRESENT)
TO BUILD UP OFF EXISTING WALLS WITH PITCHED SLATE ROOF OVER TO ENCLOSE PROPOSED NEW AREA
TO RE-LOCATE KITCHEN TO PROPOSED NEW AREA
TO FIT NEW BATHROOM TO PROPOSED NEW AREA
TO FIT FIRE DOORS AS REQUIRED MIN 900MM WIDE

WITH REFERENCE TO THE EXISTING RETAIL AREA. DESIGN & ACCESS 2 HAS ALREADY BEEN ADHERED TO. IT IS WHEELCHAIR FRIENDLY BUT THIS CANNOT APPLY TO THE LIVING ACCOMODATION DUE TO ITS EXISTING LAYOUT. CONSIDERATION HAS BEEN MADE TO DO ONE OF TWO THINGS (a) FIT A LIFT (b) FIT AN INTERNAL STAIRCASE WITH SEPARATE ENTRANCE TO THE FRONT ELEVATION COMPLETE WITH A STANNAGH TYPE STAIR LIFT BUT THIS WILL TAKE AWAY VALUABLE SALES AREA TO THE RETAIL UNIT OF WHICH THE CLIENT CANNOT AFFORD TO LOSE.
HOWEVER IN THE EVENT THAT ANY OF HIS FAMILY BECOME DISABLED OR NON-ABULENT, SERIOUS CONSIDERATIONS WILL HAVE TO BE MADE TO COMPLETE MODIFCATIONS TO THE EXISTING PROPERTY OR RE-HOUSE THEMSELVES ELSEWHERE.