Access Statement for Building Control & planning purposes

Proposed Costa Coffee, 683 Wilmslow Road, Didsbury.

1.1. Background:

1.1.1. Costa is proposing to undertake a fit out of a newly formed unit within an existing redeveloped building on the corner of Wilmslow Road and School Lane to form a coffee shop.

1.1.2. The developer is sub dividing an existing department store (Boots) to form smaller units.

1.1.3. The developer is providing the shell including the shopfront, entrance doors, staircase and fire exits.

1.1.4. The developer has obtained Building Regulation approval for their works which includes the means of escape from each unit.

1.1.5. Access to the first floor, which will accommodate additional customer seating as well as a toilet, storage and staff areas, is via a single staircase, which does not comply with AD Part M. It is not feasible or economical to alter the staircase. The developers have obtained Building Regulation approval for their works which includes the staircase.

1.2. Costa Policy Statement of Intent:

1.2.1. Whilst the physical limitations of the building may impose some constraints, Costa fully intend to comply with current regulations and good practice. Costa wish to make the premises as accessible as possible, in line with local planning policy and the obligations imposed on Costa as service providers under the Disability Discrimination Act 1995.

1.2.2. In terms of Costa's ongoing management obligations under the DDA, the company intends to undertake regular staff training in order to ensure a continued accessible service.

1.2.3. Should a disabled person be employed at the store, Costa has a stated policy for identifying individual needs and undertaking reasonable adjustments, as identified in Part II of the Disability Discrimination Act 1995.

1.3. Sources of Guidance:

1.3.1. SGM Management & Design Ltd has taken advice from BRCS Building Control Ltd; Costa's appointed Building Control Approved Inspector and have used as our main sources of reference the Approved Document Part M of the Building Regulations (2004).

1.3.2. Other guidance and legislative standards that have been adopted as the basis for design decisions include relevant sections of other Buildings Regulations, such as Part B (Fire Safety) and Part K (Protection from falling, collision and impact). BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings). The Sign Design Guide – guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2004 produced

by the Chartered Institute of Building Services Engineers, BS 5266 Part 1 British Standard for Emergency Lighting.

1.4. Entrance:

1.4.1. All new shop front signs will be designed to achieve good colour contrast and be visible from the footpath.

1.4.2. The shopfront frames will be aluminium finished in a powder coated Costa colour finish (Costa Brown RAL 8016).

1.4.3. The material and colour selected of the shopfront frames are brand standard and will provide a contemporary image both in keeping with the brand and sympathetic with the upper elevation.

1.4.4. Door furniture; 'Costa three bean' pull handles installed at a height between 900mm and 1100mm. (BS8300, states 1000mm preferred) above finished floor level, and which contrast in colour and luminance with the door and are not cold to the touch. The new door furniture meets the requirements of the AD Part M.

1.4.5. Manifestations are applied to the shopfront and door glazing at 1000mm above pavement level. AD Part M recommends two rows of manifestations 50mm high between 850 and 1000mm and between 1400 and 1600mm. SGM Management & Design Ltd believe that the presence of furniture, graphic displays, pendant light fittings and the circular illuminated sign immediately behind the glazing should be taken into account.

1.5. Circulation:

1.5.1. Costa's management policy is to maintain clear routes between loose furniture at all times.

1.6. Access to Goods:

1.6.1. Goods for sale are displayed on display units up to 1800mm above finished floor level. Signage clearly identifies that staff are available to offer assistance if required.

1.7. Counter/Service Area:

1.7.1. The counter/servery unit is 900mm high. This height is governed by the Health and Safety requirements relating to the location/use of standard coffee machines. A lower level counter as recommended in AD Part M is not part of the design. However, a table service/assistance will be made available to all customers who are unable to safely carry/collect goods from the counter and transport them to the tables. Loose furniture will be moved by staff as necessary to maintain clear and safe access routes.

1.7.2. A step up of 100mm at the front of the counter is an integral part of the design of the counter. Access behind the counter is restricted to suitably trained persons for health and safety reasons. The public have no access to this area of the counter.

1.7.3. An induction loop will be installed near the till to assist deaf and hearing impaired customers. The lighting over the counter area will be designed with an increased ambient base level to assist deaf and hearing impaired customers to lip read.

1.8. Signage:

1.8.1. The corporate, directional and information signage adopted by Costa in the store is generally designed in accordance with the recommendation of the Sign Design Guide. The external signs will consist of white opal perspex letter faces with stainless steel rims and returns to each letter, mounted on an aluminium back ground stove enamelled Costa red.

1.9. Décor:

1.9.1. The colour scheme will be chosen to highlight walls, floors, counter, doors and ironmongery. The guidance used will be from design guidance produced by ICI Paints and the Royal National Institute for the Blind. The difference in light reflectance value between two surfaces will generally be greater than 30 points. Where this is not achieved for example between some of the walls and floor SGM Management & Design Ltd believe that the presence of furniture immediately in front should be taken into account and in any areas where no furniture the contrasting skirting should be taken into account.

1.10. Ground Floor Staff Area:

1.10.1. The staff area at the rear of the store is accessed via a door having a minimum clear opening width of 800mm. The door is activated by a digital lock located at a height of between 900mm and 1100mm affl and are fitted with pull handles located between 900mm and 1100mm affl. Vision panels extend from 500mm to 1500mm affl. The minimum clearance widths are to comply with Table 2 in AD Part M in order to provide access for disabled people. All doors are fitted with lever handles appropriately contrasted in terms of colour and luminance.

1.11. WC Facilities:

1.11.1. One unisex disabled / able bodied WC is to be provided at ground floor level for customer and staff use. All toilet accommodation will meet the recommendations of BS8300:2001 and the guidance identified in the AD Part M. However, a baby change facility will be incorporated within the disabled toilet. A separate location for this facility is not possible due to space and economic constraints. The floor space / turning circle within the WC will not be affected by the location of the baby unit in the upright position.

1.11.2. The disabled WC will also be provided with a red emergency pull cord, linked to a remote alarm.

1.11.3. One able bodied WC is to be provided at first floor level for customer and staff use. All toilet accommodation will meet the recommendations of BS8300:2001.

1.12. First Floor Staff Areas:

1.12.1. Some members of staff (approximately one or two) will be required to access the first floor storage area at any one time. As their duties involve accessing, collecting, and carrying stored items, access for wheelchair users is inappropriate. Therefore access is provided by staircase only.

1.13. First Floor Customer Areas:

1.13.1. The first floor will accommodate additional customer seating. All the facilities available to the public on the first floor are available to customers on the ground floor. Therefore access to the first floor via a lift is inappropriate and is provided by staircase only.