Access Statement 111 Piccadilly Shop Fronts

General

The property is a single storey ground floor demise, which poses certain access constraints as detailed in the original planning submission.

Bruntwood are wishing to carry out a shop front remodelling scheme at 111 Piccadilly in order to make the frontages unified in a design that strengthens the presence of the parade and improves the streetscape.

Approach

The main approach route to the shops, in the public domain consists of a paved area on London Road with blister paved dropped kerbs on the crossing points.

Existing Facilities

The main entrance approach to each shop unit is stepped.
Design options for the provision of a level threshold access to the units, primarily for wheelchair users have been examined, however due to major structural implications in creating level access it is found impractical to carry such works out.

a. Lowering shop floors to pavement level

The entire concrete floor structure and perimeter beams would have to be removed. Great complication would arise from first installing a temporary support structure to the podium above in what is a 3 to 4 feet high basement undercroft.
Tenants lease entitlements will be breached by unavoidable and prolonged need to vacate their premises.

b. Providing internal access ramps

Internal ramps with necessary side guards to meet the design for access 2 guidelines would be required for each unit. The loss of floor space and the structural issues as stated above along with the requirements for trimming beams mean this option is not feasible.

Physical limitations of the existing building impose some constraints on what Bruntwood are able to do. Work will be carried out in line with local planning policy and the obligations imposed on the tenants as service providers under the Disability Discrimination Act 1995.

Bruntwood have used the Approved Document to Part M of the Building Regulations (2004) as reference, although not all of it is relevant to the proposed work.

Wheel Chair Users and Ambulant Disabled

It is the duty of the tenants occupying the shops to have a management plan place to allow wheelchair users and those to gain access to the shops.
Bruntwood fully intend to make the tenants occupying the shops aware of their obligations under the DDA.

Measures, which will be taken by Bruntwood in order to comply with DDA, will be as follows:

- The new doors to the shops will be operable by the use of a close fist and will be power assisted.
- Distinguishable nosing will be provided to the entrance steps.
- Manifestations will be provided on the entrance doors.