Design and Access Statement

Site details: 369/371 Moston Lane
Moston
Manchester
M10 9NB

Agent: Ben Dacre
Faithful+Gould
3200 Century Way
Thorpe Park
Leeds
LS15 8ZB

The site is currently used for financial services; business and public use. The bank is located on a main thoroughfare within the town centre of Moston.

The scheme we intend to implement is for the purpose of emergency egress only from the staff room and it is intended for the use of able bodied branch staff only. At present, the escape route from the first floor is unsuitable as users are required to exit through a window. The proposal involves the addition of a Soham security door, a walkway with handrails and a fixed ladder with safety cage surround. Suitable alterations relating to the 1995 DDA Act are only required upon the appointment of further employee's with disabilities or if an existing employee should have an accident which results in disability.

Customers and any potential future Barclays bank employees can deal with business on the ground floor of the property, to which level access is provided and the main egress route (the main entrance door) is within 18 metres from all points of the floor.

Barclays Bank Plc also operates a buddy system with trained Fire Marshals on hand to assist less able bodied people with egress from the building, should the need arise.

None of the existing pedestrian or vehicular access arrangements of the area are to be changed. Also there is no intention to increase the building size, build new developments on the site or change its current use.

No involvement has been sought from other groups of professionals, consultants or community members because it has been deemed that additional input is not required due to the nature of these works being for emergency egress only.