348 Dickenson Road Longsight Manchester M13 ONG

Access Statement

It is proposed to use the building as an education centre with no alteration to the existing layout of each floor level and also no alterations to the external elevations.

The ground floor and basement is not requiring any alterations and has a D1 use.

The existing upper floors were residential rooms and are required to be changed to D1 use with no alterations to the existing layout.

The centre is to operate from 9am to 8pm weekdays and 9am to 6pm on Saturdays and closed on Sundays and public holidays.

The elevations to the front and rear of the existing building will not be altered and none of the existing timber windows replaced as they are in good order.

The building has an existing rear paved area which has part been used for car parking within the cartilage of the site.

The existing double gates provide access to a wide communal passage at the rear and this is used for servicing & fire access. The present waste material collection service is arranged by the client placing the existing bins at the gates which gives access to the passage on the arranged day.

Disabled access to the ground floor is provided by means of an external ramp at the rear to the rear entrance door (900mm. wide) from the rear paved area. The ramp & guard rails and the access doors are to be designed to the local authority standards DFA2. The disabled Toilet was designed to the requirements of the Manchester Disabled Peoples Access Group.

