DESIGN AND ACCESS STATEMENT

Proposed new entrance lobby
at Southern Gate, Princess Road, Manchester

For
Great Places Housing Group Ltd



PLANNING
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DESIGN AND ACCESS STATEMENT

Based on recommendations published by CABE in 2007

1.0 USE

2.0 AMOUNT

3.0 LAYOUT

4.0 SCALE

5.0 LANDSCAPING

6.0 APPEARANCE

7.0 ACCESS

1.0 USE

1.1 The existing glass entrance lobby suffers problem of air leakage causing cold draughts for reception employees.

The entrance approaches of steps and ramp requires upgrading to assist disabled visitors.

A new lobby is required to enable wheelchair manoeuvrability between doors.

1.2 The building is primarily used by employees of Great Places Housing Group Ltd. There are, however, many occurrences when members of the public or business visitors come to the building. The DDA requirements are primarily to serve these persons.

1.3 Visitors and employees generally visit by motor car and park in the on site car park which includes dedicated disabled spaces close to the entrance.

Movement to the building is then by foot across the access road to the entrance.

Disabled visitors can access the pedestrian route directly from the disabled parking area.













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2.0 AMOUNT

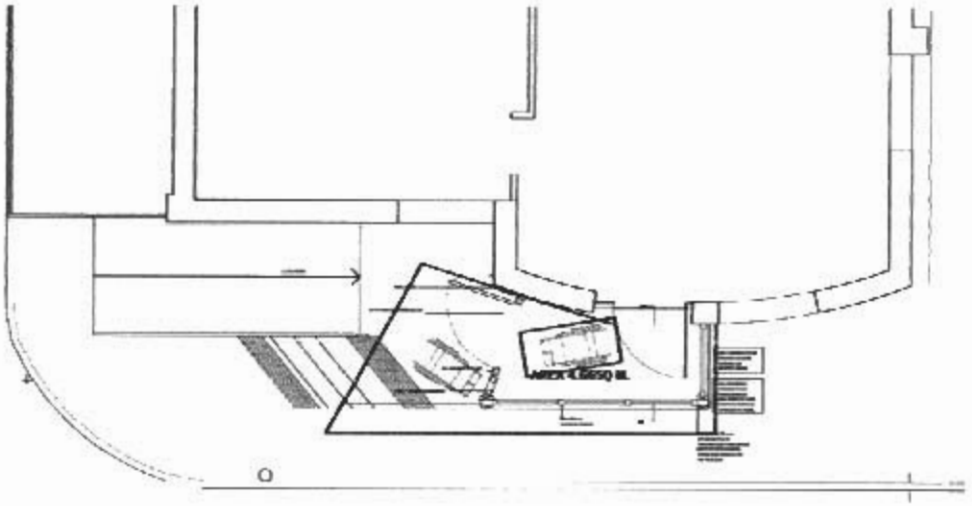
2.1 The new ramp, steps and lobby are designed in accordance with the Building Regulations Part M and BS8300. These provisions are sufficient to accommodate the number of employees and visitors to the building during a typical working day.

2.2 The location of the new entrance lobby has to be the same as the existing lobby, with some additional space taken towards the access road. A 1200mm clear paving area, however, is retained between the edge of the new lobby and the kerb of the access road to allow for pedestrians coming to the building from Princess Road.

2.3 The area the existing lobby projects from the building is 0.8m².

The area the new lobby projects from the building is 4.66m².

2.4 There is a 400mm overhanging eaves to the new lobby but this will not encroach on the access road.



3.0 LAYOUT

3.1 The new lobby is attached to the south entrance elevation. It is clearly seen from Princess Road and by vehicles approaching from the north.

It is also a clear focus for pedestrian visitors.

The walls will be fully glazed with timber frames. This will allow good views in and out and natural light into the building.

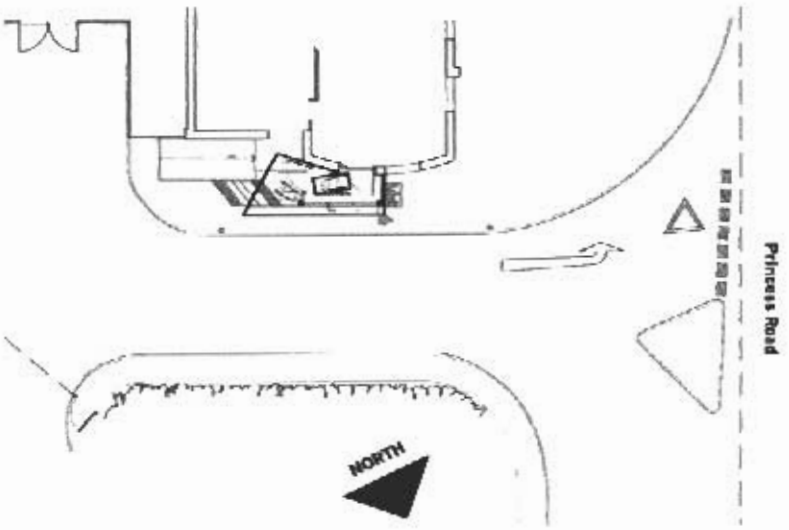
3.2 There is a level change of approximately 200mm from the pavement to the internal floor finish.

This change is accommodated by a single length ramp and steps.

3.3 The ramp links directly towards the disabled parking spaces.

The steps are angled towards pedestrians coming from the general car park.

The vast majority of visitors will come from the car park side of the building. There is no entrance facing Princess Road.



4.0 SCALE

4.1 The new entrance lobby will be 520mm higher than the existing glass lobby.

4.2 This scale is in keeping with the scale of the south façade, and is intended to be a clearer, more positive entrance statement than the existing.



EXISTING



PROPOSED

5.0 LANDSCAPING

5.1 There will be no soft landscaping within the development of the new entrance lobby.

5.2 The ramp, steps and path around and in front of the lobby will have pre-cast concrete paving.

Existing kerbs and dropped kerbs along the access road will be retained.

6.0 APPEARANCE

6.1 Southern Gate offices is a large detached building within its own grounds. Its appearance does not have a clear relationship with its neighbours.

The building has brick and artificial stone external walls, artificial stone window sills and copings, and dark brown aluminium window frames.

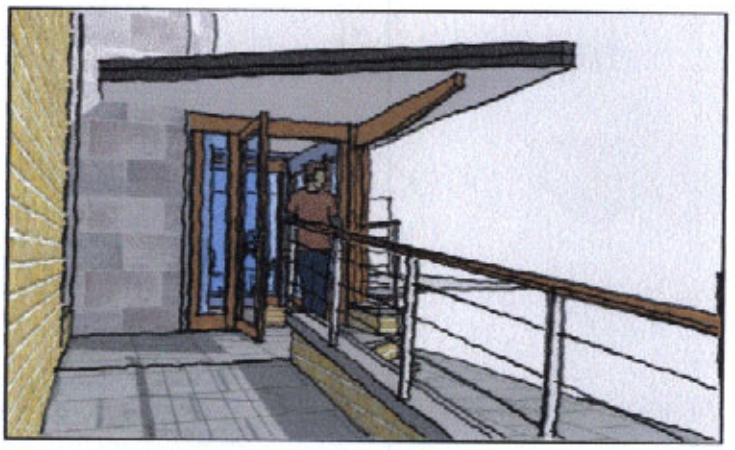
6.2 The new lobby has to satisfy certain requirements.

- Speed of erection.
- Use sustainable materials.

This has resulted in a design using an all timber post and beam structure supported of a floor plinth faced in brickwork to match the existing building.

6.3 The frontage is symmetrical to the north elevation of the building, with a cantilevered canopy projecting from the side towards the disabled parking area.

6.4 Ramp and step balustrading utilises galvanized steel and timber handrails.





7.0 ACCESS

7.1 The new lobby is designed level with the existing ground floor reception area.

7.2 Existing vehicular and pedestrian routes from Princess Road are unaffected.

7.3 A direct pedestrian route 1200mm wide is created between the front of the new lobby and the kerb of the existing access road.

7.4 The new lobby door widths and wheelchair manoeuvrability space are all designed in accordance with the Building Regulations Part M 2004. Clear visibility is provided at the main entrance door by incorporating a generous glazed area.

7.5 There are two designated disabled parking spaces which are unaffected.

7.6 A single length ramp is provided facing the disabled parking spaces and 2 oblique steps from the existing car park.

The ramp and steps, including balustrading, handrails and floor finishes are designed in accordance with the Building Regulations Part M 2004.

There is a dropped kerb at the pavement at the bottom of the ramp.

7.7 <u>Consultant</u>

Where possible the design has been carried out in accordance with Manchester City Council's Design for Access 2. The development is not, however, owned by M.C.C. or on land owned by M.C.C.

A view has been taken, following discussions with M.C.C. planning department, that Design for Access 2 will not apply if there are circumstances with the existing building and road access which make adhering to them impractical.

7.8 External lights will be provided around the lobby, switched by a light sensor.

7.9 The front entrance also acts as a fire escape. The doors, therefore, open outwards.

Safe evacuation areas are maintained as existing.

7.10 Emergency Services

Existing emergency services access is unaffected except during construction. This matter will be dealt with during the construction phase by the CDM regulations.