Access Audit

King's House, King Street West, Manchester.





JUNE 2007

SMC
DTR:UK

CONTENTS

1.0 INTRODUCTION

2.0 DOOR A

3.0 DOOR B

4.0 DOOR C

5.0 DOOR D

6.0 PROPOSED ENTRANCE

7.0 SUMMARY

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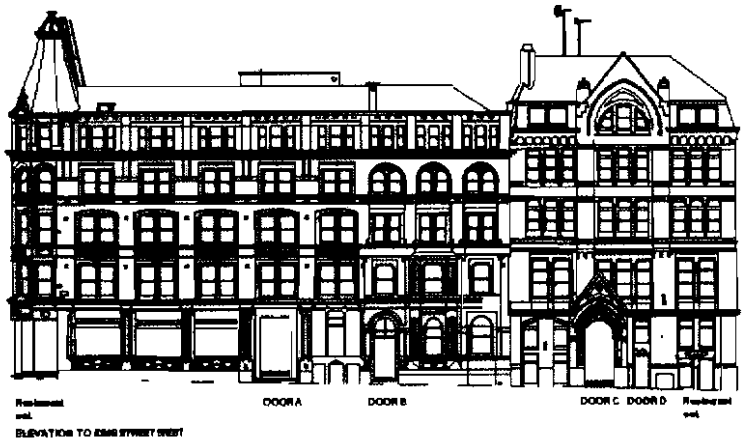
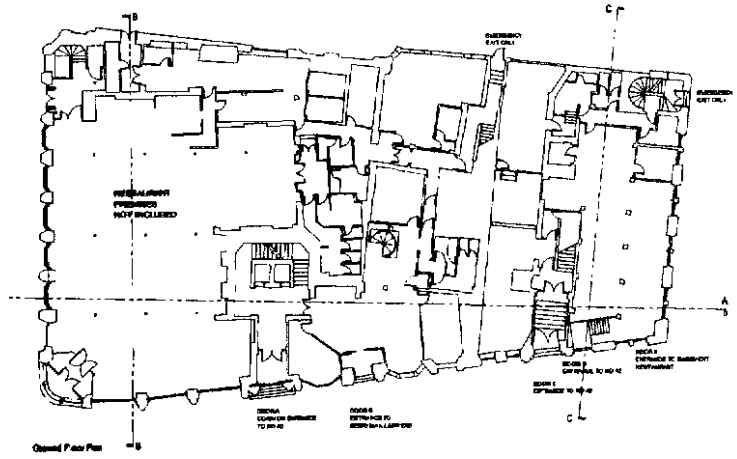




1.0 INTRODUCTION

King's House is a late 19th Century Building occupying no's 40 & 42 King Street West.

It has a number of occupant uses namely restaurants, offices and a small retail unit.

This assessment does not cover the San Carlo and Korean restaurants.

The building owners, Bruntwood Ltd., are seeking to update facilities to make the building DDA compliant.

King Street West slopes down from Deansgate to St Mary's Parsonage and this factor, together with an elevated ground floor level, has required stepped entrances to all areas of the building.

This report addresses the issue of disabled access into the building and assesses the impact of introducing a disabled access platform in each of the entrances.

It is the intention of Bruntwood Ltd that all floors of no's 40 & 42 are occupied by a single tenant with the exception of the two restaurant areas which will continue to operate.



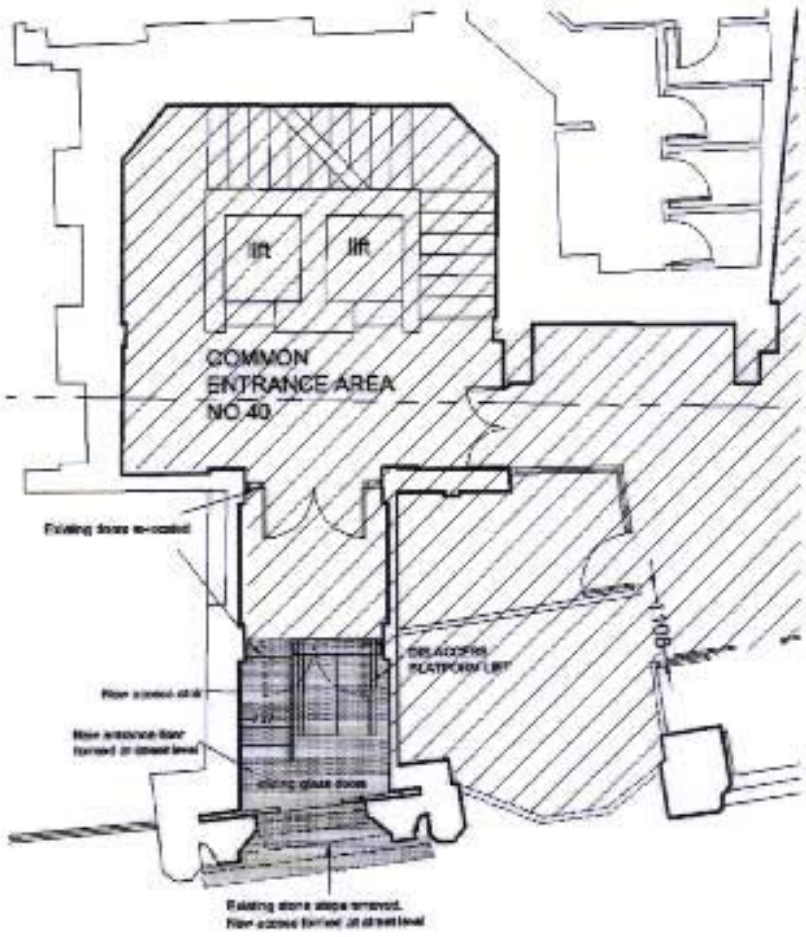
Section A-A



Section B-B

N0 40 **N042**

SECTIONS THROUGH BUILDING SHOWING THE RELATIONSHIP OF NO 40 & 42 ALSO RELATIONSHIP OF BUILDING TO STREET LEVELS



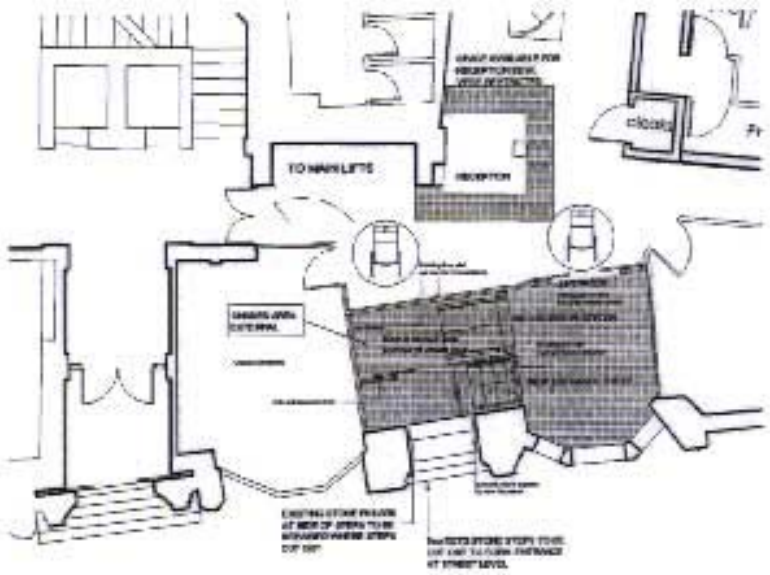
DOOR A
COMMON ENTRANCE
TO NO 42



2.0 DOOR A

- This entrance leads to the common access stairs to all levels and lift area. It is not intended that this will form the main entrance to the building and will be used principally as an exit only.
- The G.F. level at this point is 800mm above street level. A flight of stone steps leads to G.F. level.
- To achieve a level entrance these steps would have to be removed and an access area formed at street level. This would impact on the basement area below, currently in use as document storage areas. It would also affect the stone surround to the entrance which sits on the second step acting as a plinth.
- Internally the area required for the lift leaves an inadequate space for a new flight of steps, which will also continue to serve as a means of escape.
- **For the above reasons this was not considered a suitable** location for Disabled Access

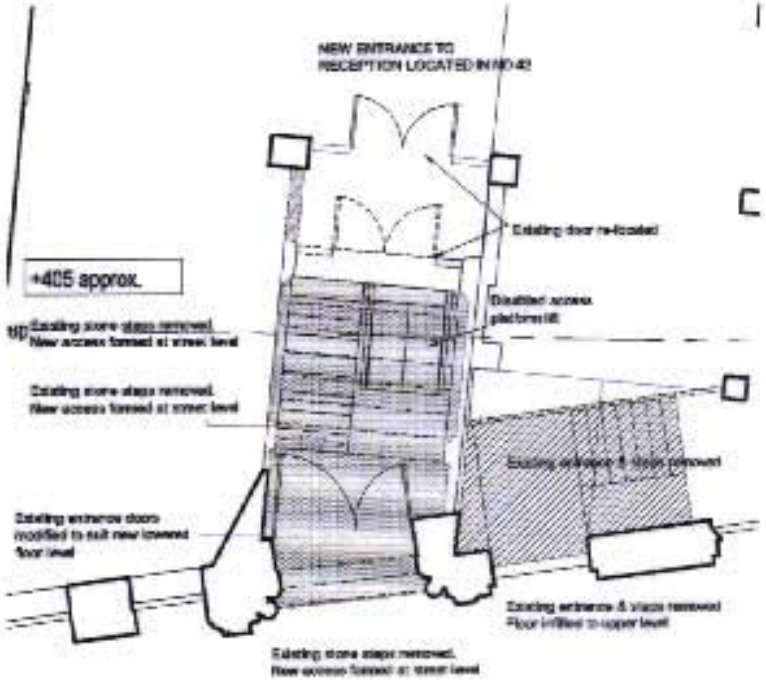




3.0 DOOR B

- This entrance leads to the reception area of the current tenant who will continue to occupy the building.
- It is intended that this entrance is retained as the main **entrance to the building.**
- The GF level at this point is 930mm above street level. Two flights of stone steps lead to the internal glazed security entrance.
- To achieve a level entrance these steps would have to be removed and an access area formed at street level, impacting on the basement level. This would also require the relocation of the internal glazed entrance doors and screen.
- Although a suitable arrangement of disabled platform lift with steps alongside can be accommodated at street level it considerably restricts the space left for areception desk and there would be inadequate circulation area for wheelchair users.
- New entrance doors would be required at street level for night time security.
- **Due to the inadequacies of circulation space at GF level this is not considered suitable access for Disabled users.**

<PLAN SHOWING IMPACT OF ENTRANCE AT DOOR B



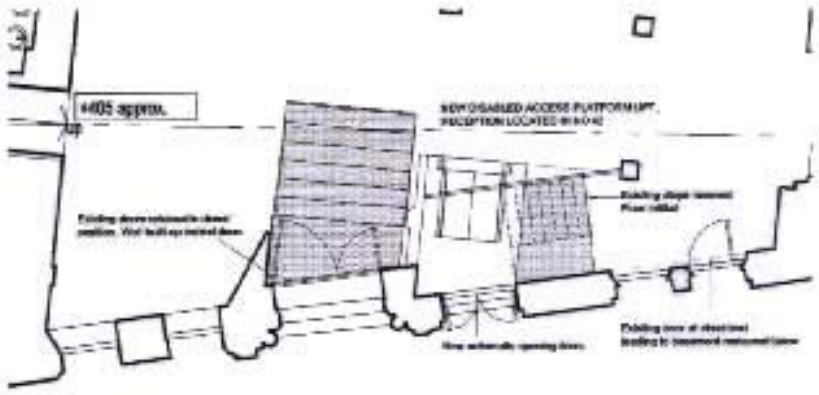
DOOR C
ENTRANCE TO NO 40



4.0 DOOR C

This is the main entrance to no. 40 and gives access to the GF retail unit and office areas above. It is not intended that this entrance will be retained for access to the building when no's 40 & 42 are in single occupancy.

- The GF level at this entrance is 1120mm above street level. A flight of three steps lead to door level with a further flight of steps beyond.
- To achieve level entrance both flights of steps would have to be removed together with the existing original doors. Again this would impact on the basement area below, part of which forms the restaurant area which will remain operating.
- Whilst it is possible to locate both a disabled platform lift and a 1m width flight of stairs in the area it is very restricted and is therefore considered unsuitable.



DOOR C
BLOCKED UP

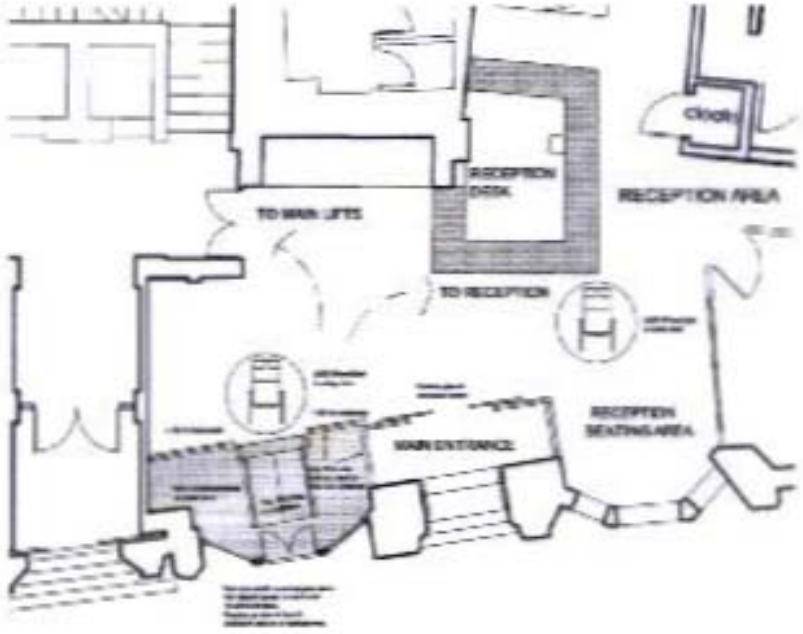
DOOR D



5.0 Door D

This door is at street level and gives access to the flight of stairs leading to the offices at the GF mezzanine level above.

- GF level is approx.1600mm above street level.
- The existing entrance area at street level would require to be extended inside the building to accommodate a disabled access platform. This would impact on the entrance to the Korean restaurant in the basement below.
- The existing glazed door would require to be replaced by a pair of automatic doors opening out toward the street.
- If placed in this location the disabled access would be distant from the reception area located in no 42, thus creating difficulties in monitoring by reception staff. For this reason we consider it to be an unsuitable location.



PROPOSED ENTRANCE
DISABLED ACCESS

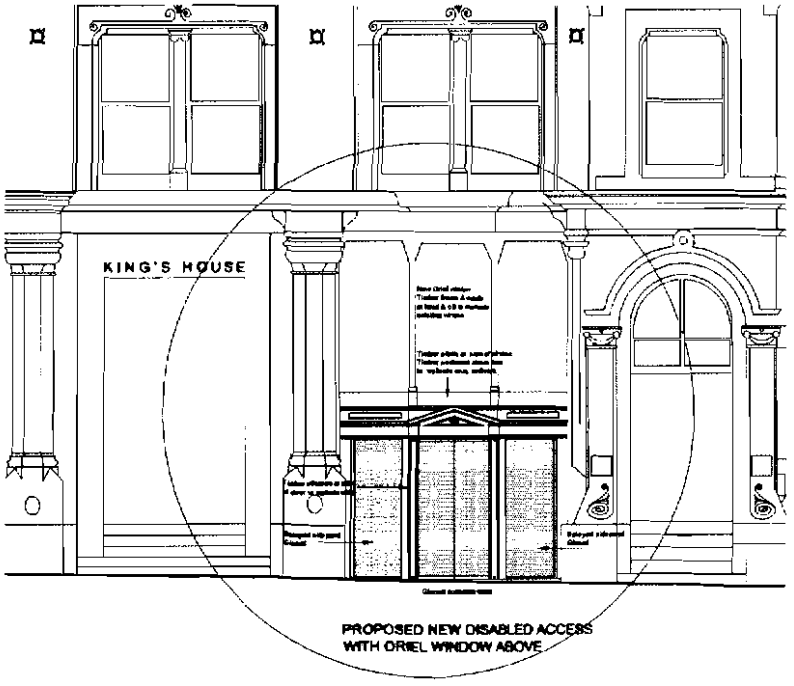


6.0 Proposed Entrance

Having analysed all existing entrances and concluded that none offer a suitable solution, we consider the following option to provide the most suitable access.

The bay window located between entrances to the common entrance area and office No 42 is ideally located between the 2 entrances, which will be retained for use.

- Removal of the panel feature at street level and the lower section of the bay window will allow the installation of automatic sliding doors giving access to an entrance area at street level. The upper portion of the bay window would be modified and retained if possible. If this is not practicable then a replica window would be introduced.
- The level access area would be formed by using an area of the basement area below.
- The disabled platform lift would give immediate access to the reception area and sit alongside the main entrance doors.



ELEVATION OF PROPOSED DISABLED ACCESS ^

LOCATION OF PROPOSED ACCESS >

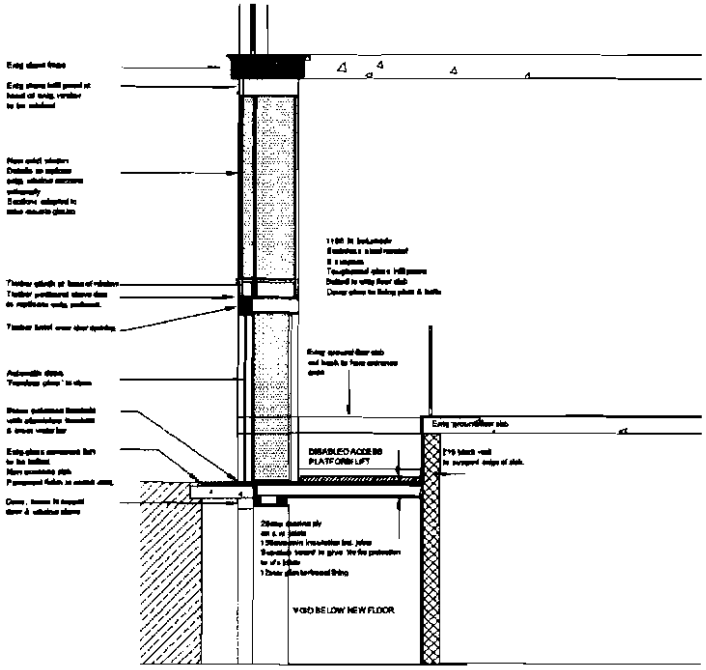
7.0 Conclusion

We consider that the latter option to be the most desirable for the following reasons:

- Affords direct access to the main reception area and will therefore be monitored by reception staff.
- Requires the minimum alteration to the fabric of the building.
- Allows the main entrance features on the façade on the building to be unaltered and thus requires minimal visual change to the façade.
- The new Reception layout will allow unrestricted circulation for wheelchair users.



SECTION THROUGH PROPOSED DISABLED ACCESS



SHOWING INPACT ON EXISTING STRUCTURE.