Angela Leckie
Senior Planner
Manchester City Council
Technical Support Team
Planning
PO Box 532
Manchester M60 2LA

Wednesday, 29 May 2013

Dear Ms Leckie

Application Number: 102269/FO/2013
Proposal: Change of use of ground floor for D1 (Non Residential) and B1 (Business) Use to Class A1 (Shop) and D1 (Training Centre) associated with A1 Use.
Location: Sanderson Weatherall, Brook House, 64-72 Spring Gardens, Manchester M2 2BQ

First of all we would like to thank you for taking time out of your busy schedule to meet with our Terence Tierney and his building advisor/consultant George Tierney. I understand the meeting was productive and provided an insight into the proposed application. Currently there isn't direct and level access into the suite from Spring Gardens; however there is a DDA solution (A mobile ramp) which enables access into the building Via Fountain Street Entrance, once in the building there is level access to the suite.

We have been asked to provide a Statement of Facts as to why we believe the installation of either a permanent disability ramp or lift into the building is not, in our opinion, feasible.

The two concepts we considered was:

Window Concept: This was the removal of a side window to install a Chair Lift

Construction of the lift would go from Street level to above shoulder height. We were advised that the structure of the building would not sustain a 6ft deep concrete base (please see pictures attached of basement and external shots) been dug into the ground, which would be required as this would make the foundations of the building unstable.

Main Entrance Permanent Ramp:

The main entrance has 3 steps which meet a flat level of approximately 2 strides, with another 2 steps onto floor level which is approximately 8" below the window sill. We are aware the Concierge uses a Mobile Disability Ramp (See pictures previously submitted)

While we appreciate the desire to see a permanent ramp, our builder advises the width of the pavement outside along with significant construction into and outside Brook House make a permanent ramp a hazard to the public. The ramp would impede with the space available for passing safely, effectively pushing the passing members of the public onto the road which is on a main Bus Route.

Apart from the obvious cost of providing the above, which we feel would be cost prohibitive. We believe the system of a mobile ramp, currently provided by Brook House meets the DDA in providing a solution to the problem of access. We have a Flanagans Barbers at Unit 2 St James House, St James Square in Manchester, which is not far from Brook House and has level access from the pavement into the Salon through Double Doors. Alternatively we would provide all assistance necessary to the Concierge in the use of the Mobile Ramp and confirm our staff would receive training in the deployment of the ramp to cause as little inconvenience and distress as possible.

We hope this information and the attached photographs are sufficient for our application to be approved. If I can assist further, please do not hesitate to contact me on 0161 499 7720.

Yours Sincerely
For & On behalf of Flanagans Barber Shop LTD

Darren Foston
Accountant