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PLANNING
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REC'D 30 DEC 2009
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Change of use development at
Unit 2, Margolis Building
Manchester

ACCESS STATEMENT
29 December 2009

1.0 APPROACHING THE BUILDING

The main entrance to the restaurant will be on 42 Back Turner Street which unfortunately does not provide level access.

During the development of the Margolis building, the 4 steps leading up to 42 Back Turner Street were retained in order to conserve the existing facade of the listed building and in order to keep this, it is not proposed to alter this arrangement.

2.0 ENTRANCE TO THE BUILDING

The entrance doors are manually openable, however, the doorway at 42 Back Turner Street is retained and as such it is not possible to provide a 1m clear opening at this entrance. With respect to the door itself, it will not be possible to provide the recommended vision panel because of preservation of the door for conservation purposes.

Appropriate manifestation, complying with Approved Document M is to be provided to the proposed folding doors.

As previously stated it has not been possible to provide disabled access to the restaurant. However, several options have been explored in order to create this. These options for creating disabled access into the building include:

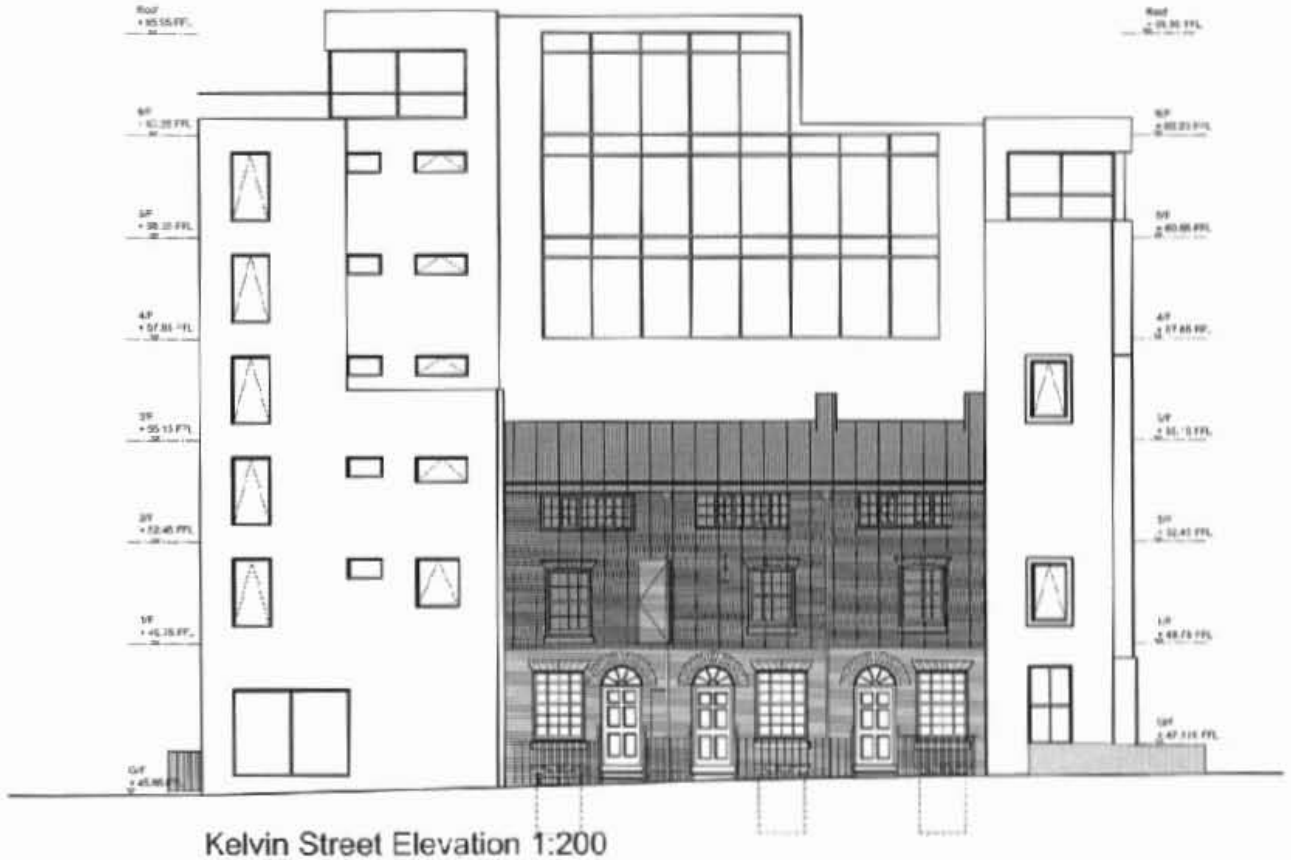
1.Creation of a ramp from the entrance in 42 Back Turner Street – This is unfortunately not possible firstly due to the level difference between the footpath and finished floor level of the restaurant (approx. 830mm). The drawing below illustrates where the ramp would need to start in order to achieve a 1 in 20 gradient. This would not be possible as it would need to completely cover the lightwell.

This arrangement would also not conform with the requirements of Design for Access 2 in respect of door widths and because the maximum width that the ramp could be, accommodating the full width of the footpath, would be 1400mm, thus, the preferred width of 1800mm cannot be achieved. This would also mean that no footpath is provided in this area.



Back Turner Street Elevation 1:200
Option 1

2. Creation of a new entrance – The only possibility to create a new entrance is on Kelvin Street and this would need to be at the same level as the other entrance into the building given the existing floor levels. It is not possible to lower the floors as there is a basement in which the restaurant is proposed to utilise. Therefore, a ramp would have to also be provided to this entrance, which would again result in the basement windows and lightwell being blocked off, and the ramp would not be able to meet the widths required.



Kelvin Street Elevation 1:200
Option 2



Back Turner Street Elevation 1:200
Option 2

3. Creation of a ramp from the proposed new folding doors – Ground floor level in this unit is the same throughout, therefore, the level difference between the external and internal floor levels is the same as that for the main entrance (42 Back Turner Street). As a result, locating a ramp in this location would pose the same problems as detailed above, but would also mean that the ramp would have to wrap around the building onto Kelvin Street, again meaning that the lightwell of a listed building would be affected.

As mentioned, it is not possible to lower the ground floor and because of this we are unable to provide level access from outside. Therefore a platform lift would not be suitable for creating level access as there is nowhere to position this within the site boundary.

Given that it is not possible to provide level access to the restaurant it is proposed that no lift is provided to the basement as the restaurant is located on both basement and ground floor. Therefore, any disabled person can use the call bell system for assistance and dine in the restaurant at ground floor. This call bell will allow the person requiring assistance to press a button outside the restaurant and wait for assistance from the staff who will be trained in how to assist.

3.0 PRINCIPAL ENTRANCE AREA

Special colour contrast and information signs are to comply with Approved Document M / BS 8300.

4.0 TRAVEL WITHIN THE BUILDING

All routes within the unit are to comply with Approved Document M in respect of corridor and door widths.

All manually openable doors are fitted with a self-closing device requiring a force of less than 20N to open. All doors contrast with the surrounding walls.

As level access cannot be provided for this restaurant, we propose to overcome this access problem by providing assistance to wheelchair users by way of a call bell, in which a bell will be provided at the stepped entrance.

5.0 FACILITIES WITHIN THE BUILDING

Separate male and female toilets are provided.

All switches and sockets are sited in accordance with the Approved Document M and suitably contrasting in colours.