Access Statement: **Commercial Use** June 2016
Planning Application
Proposed rear extension at 76 Portland Street M1 4GU

It is intended that the Proposal will allow for providing provisions for the disabled, where it can be achieved given the constraints of the existing building and site. Existing entrances to the 2 Shop Units at ground floor level have level access from Portland Street. The proposed extension will incorporate suitable practical facilities including all provisions to comply with the Building Regulations:

The new electrical work, sockets, switches installed at heights between 400 mm and 1000 mm above the floor level in accordance with the approved document part M.

Corridor widths of 1.2 m, 800 mm door widths and a minimum of 300 mm clear nibs adjacent to the leading edge of doors, plus general widths to accommodate easy movements in accordance with the approved document part M.

The opening force required not to exceed 20N at the leading edge of the doors.

Suitable ambulant disabled toilet facilities for the customers and staff.

Suitable finishes to all floors and stairs for the ambulant disabled.

There is no existing lift access to the upper floors and the proposal only increases the existing floor areas at 1st & 2nd floor levels to the same area to that of the ground floor, the existing stair access will remains without alteration other than a suitable non slip finish to be incorporated & adequate handrails. Provision can / will be made in the staff training to assist any persons needing help for access & exit to & from the upper floors.

76 Portland Street is within the George Street conservation area and is a listed building within the terrace of numbers 74 to 84 Portland Street, a Grade 11 (dated 6/6/1994) building of special interest warranting preservation.

Although the site of number 76 is only about 58 sq m in area the total area is completely covered with the building leaving no external space other than the public areas of Portland Street at the front & Reyner Street at the rear.

The 3 storey building is sub divided into 2 shop units at the ground floor level with separate entrances from Portland Street, plus a separate rear entrance leading to a staircase that provides access up to the 1st & 2nd floors which are an established health studio.

The proposal is to increase the floor area at the rear of the premises to both the 1st and 2nd floor levels (which will then be similar in footprint / area to the existing adjoining building number 78 Portland Street)

The only existing vehicle access facilities are the public streets; the customers of all the premises within the area use the on street parking provisions. There are both parking and loading provisions marked on the streets adjacent to the premises.