Statement on Disabled Access & Measures

The Basement, Massey Chambers, 6 Booth Street

Reference: EDDM/TURL/SDARev1

Context

Full planning permission and listed building consent was granted for the conversion and extension of the neighbouring 8-10 Booth Street on 17 March 2014 (Ref: 104475/FO/2013/C1). The approved development includes the conversion of a former office building into a 40 no. bed hotel with ancillary bar, restaurant and conference facilities with rooftop extension (now completed and operating).

More recently, full planning permission and listed building consented was granted on 25 November 2015 for the part change of use and internal alterations to the basement level of Massey Chambers and the creation of openings through into the neighbouring hotel development (Ref: 110085/LO/2015/C1 & 110084/FO/2015/C1).

Proposed Use

The proposals are explained in detail within the accompanying cover letter, detailed drawings and other application documents. In summary, the proposals form part of the wider hotel development at No. 8-10 Booth Street, now operating as the King Street Townhouse Hotel and involve extending into the basement of Massey Chambers in order to support and complement its use with the reconfiguration of the food preparation area and the creation of a conference room and meeting room.

Disabled Access

The basement of Massey Chambers is currently accessed by two stepped entrances from Booth Street and Kennedy Street. The proposed scheme represents an opportunity to link the basement of Massey Chambers with the King Street Townhouse Hotel, providing an advantage over the existing situation by providing level access through the hotel via the lift, ensuring disabled access and compliance with the Equality Act.

Any independent proposal separate from the hotel could not achieve disabled access without the insertion of a lift and associated alterations to the external and internal fabric of the listed building as there is no level access from the street. A Door Access Statement is submitted which confirms how the basement level would be accessed.

Disabled access for guests of the hotel can be obtained via the service lift located in the kitchen area of the ground floor, please see the submitted ‘Route for Disabled Access’. This shows the route that a wheelchair user would take to gain access to the basement level of the building from the hotel. This scheme will allow disabled access to the basement level and will ensure compliance with the Equality Act.

Other Measures

The proposed use of the basement is ancillary to the King Street Townhouse Hotel and will function as an integral part of the hotel which has recently been completed and is now open to the public. The main hotel already includes the provision for disabled access. The basement includes other measures for disabled people including the use of handrails to staircases off Booth Street and Kennedy Street. We can also confirm the use of toughened glass and manifestation (and contrasting colours) to all relevant glazed areas below 800mm within the basement level, in accordance with Part K of Building Regulations.

Turley