Access Audit
Basement area to 31 Dale Street, Manchester M1 1EY

Background

This report is generated in response to a proposed change of use in the basement area of 31 Dale Street from storage to A1 Retail. Its purpose is to demonstrate **reasonable adjustment**** measures that *may be* possible to implement to improve access for ambulant disabled and wheelchair dependant persons.

Policies referred to (relevant sections):-

Manchester City Council policy DC9.1, the access section of The Guide to Development SPD. and Manchester City Council Design for Access 2 guidance document.

****Definitions of what constitutes "Reasonable Adjustment"**

The following are extracts from the Human Rights Commission and the Department for Work and Pensions (HSE the Law relating to the Health and safety for Disabled People). These principles have been adopted in the Access Audit for the basement area at 31 Dale Street.

Extract from the Equality and Human Rights Commission.

Definition of "Reasonable adjustments"

The Disability Discrimination Act obliges employers to make 'reasonable adjustments' to the workplace and to employment arrangements so that disabled people are not at any substantial disadvantage compared to non-disabled colleagues. Employers can get help with meeting the costs of making reasonable adjustments. Find out more about disability and the law.

The changes might include altering physical aspects of the environment, such as toilets and doorways, or providing ramps, or changes to working practices and criteria, such as altering the disabled person's hours, or providing supervision or other support.

If an employer doesn't make necessary adjustments it may amount to unlawful discrimination. However, they can legitimately claim that an adjustment is not reasonable because:

- it would cost too much
- it wouldn't be practical
- making the adjustment would be too disruptive
- the adjustment wouldn't be effective.

Extract from the Department for Work and Pensions

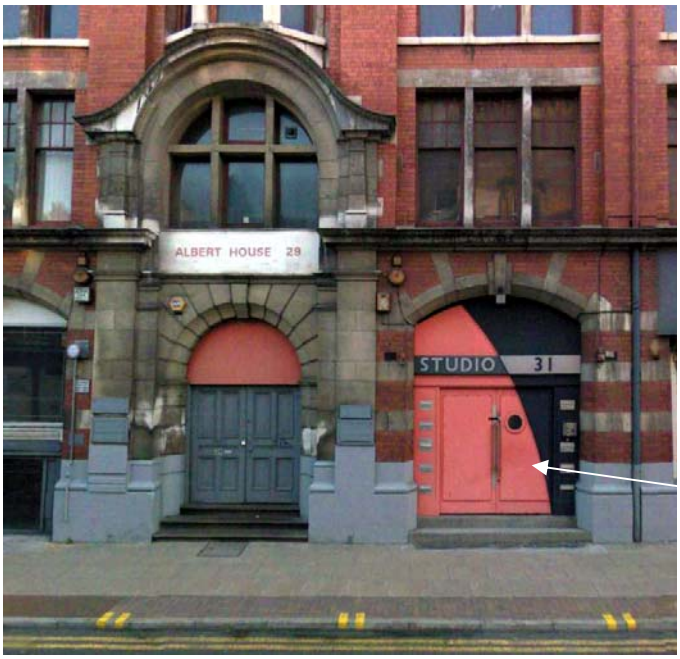
What is reasonable for my business?

You should consider the following when deciding what sort of change is likely to be reasonable for your company:

- Type of business
- Size of the business and annual turnover
- Cost of the adjustment
- Disruption to the business while the work is being carried out
- Practicality of carrying out the adjustment
- Potential benefits to disabled customers and employees

Existing physical constraints
EXTERNAL

The basement area is currently accessed via two entrance doors, one on Dale Street and the other on Newton Street



31 Dale street common entrance- access to basement and other floors, 2 external steps and 4 internal steps. This is **not** the preferred entrance for the prospective new tenant in the basement.



Newton Street entrance to basement only. Single external step, preferred entrance for prospective basement tenant.

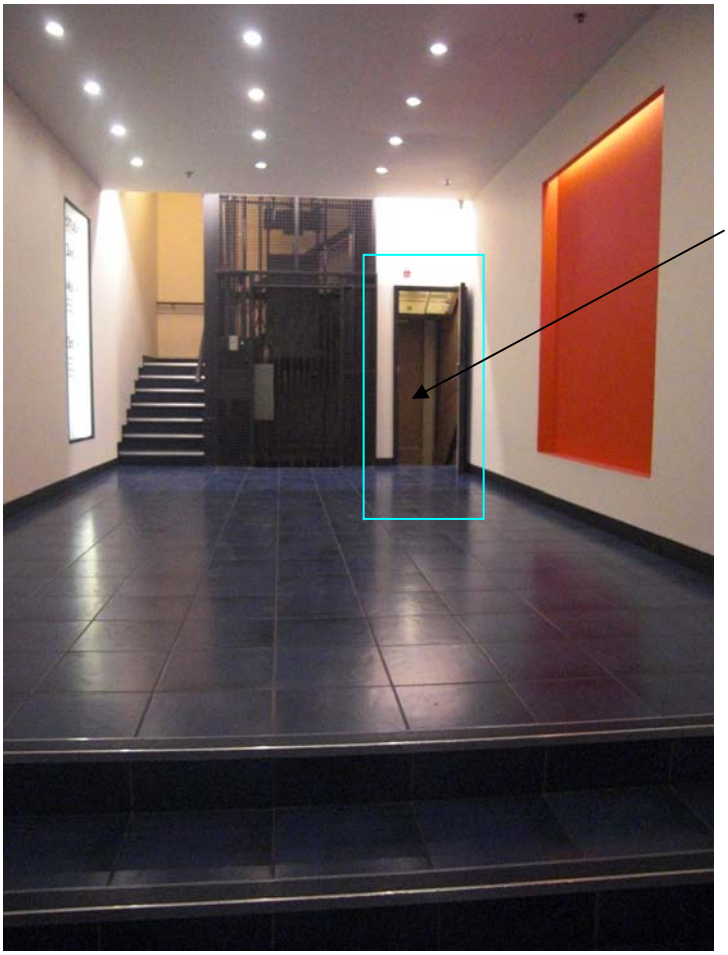
Existing physical constraints
INTERNAL



Newton Street Entrance- Head of Stair to final exit to Newton Street.(Also fire escape)



Newton Street staircase
from Basement level

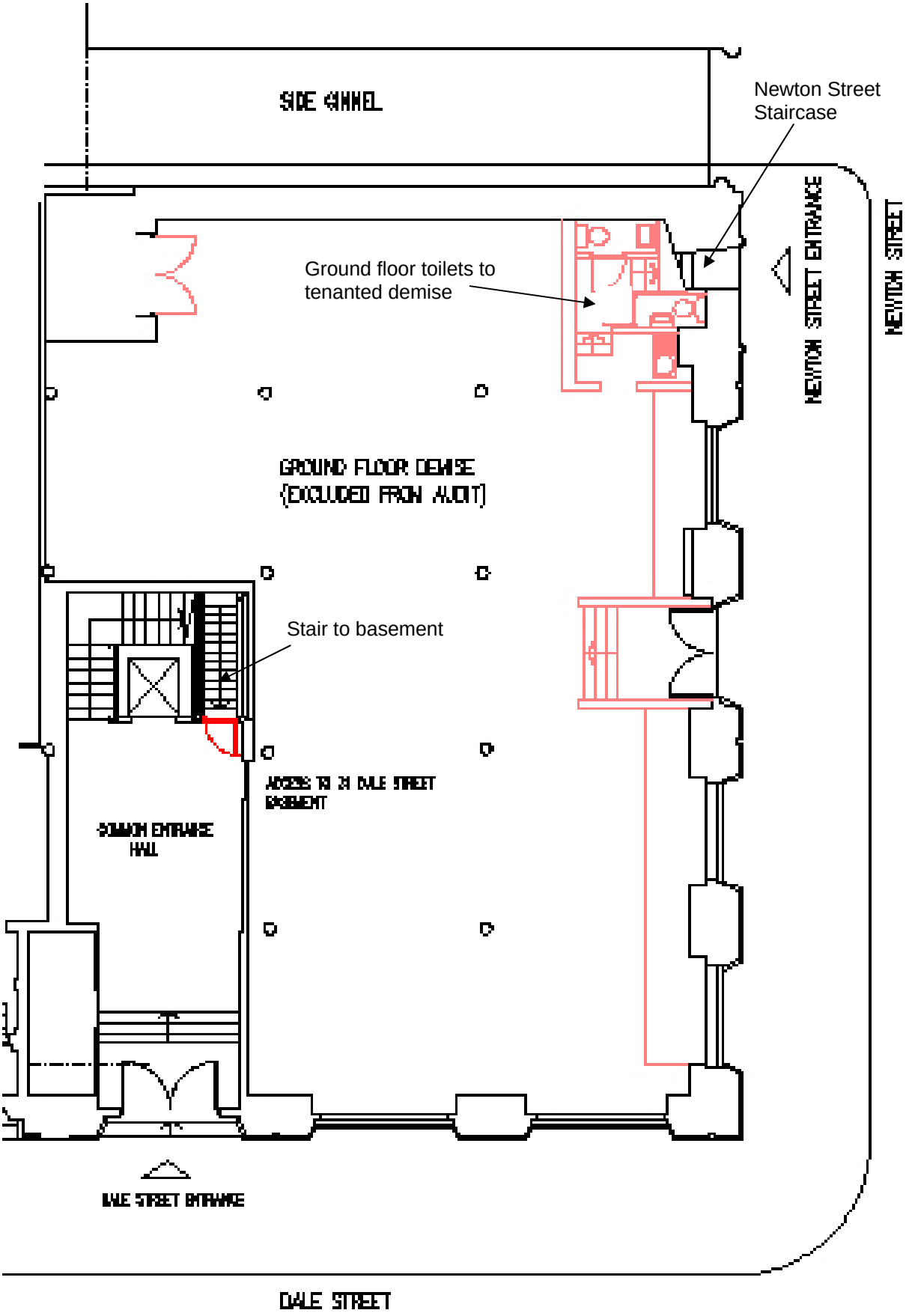


Dale street common area entrance to basement (also fire escape)

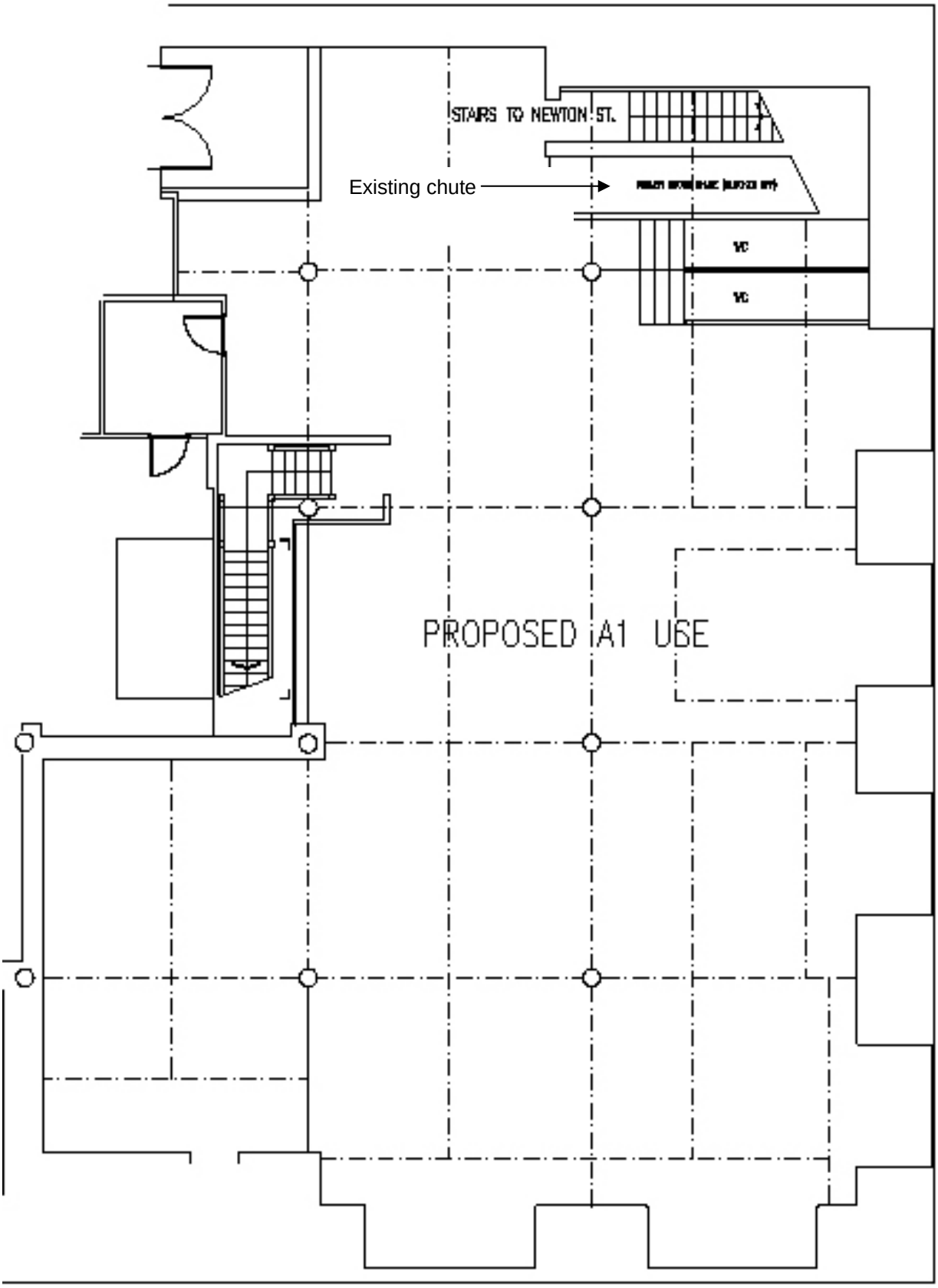


Dale street Basement entrance staircase from head of stair

INTERNAL PLANS

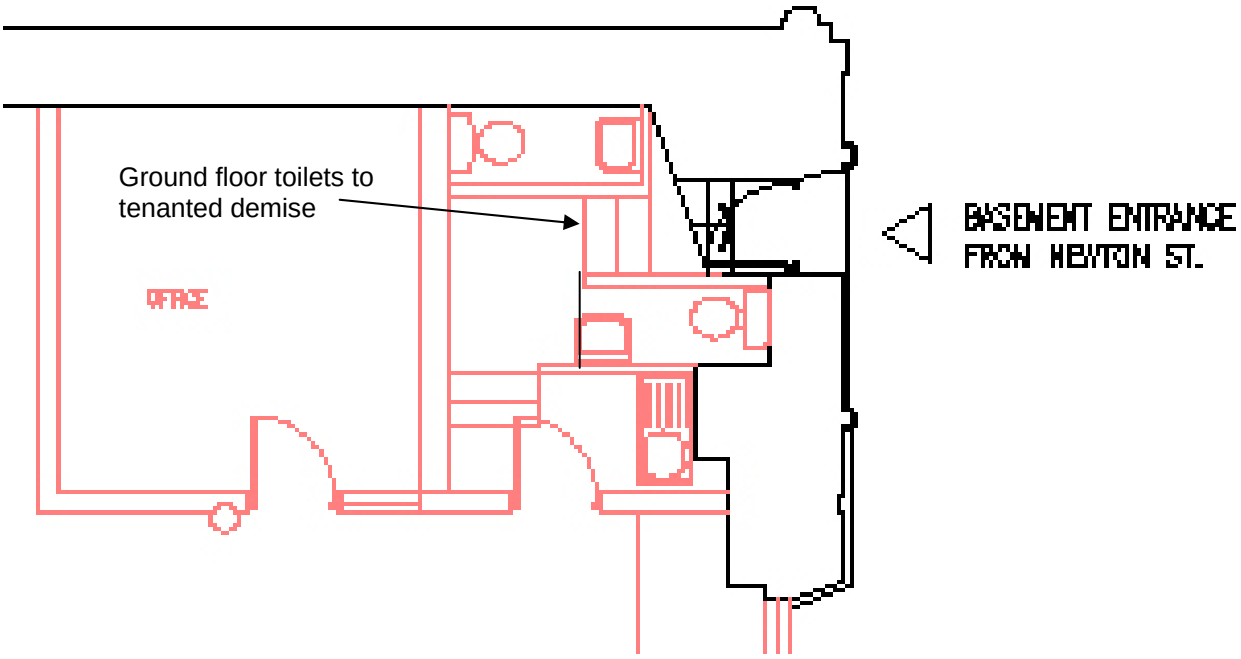


GROUND FLOOR

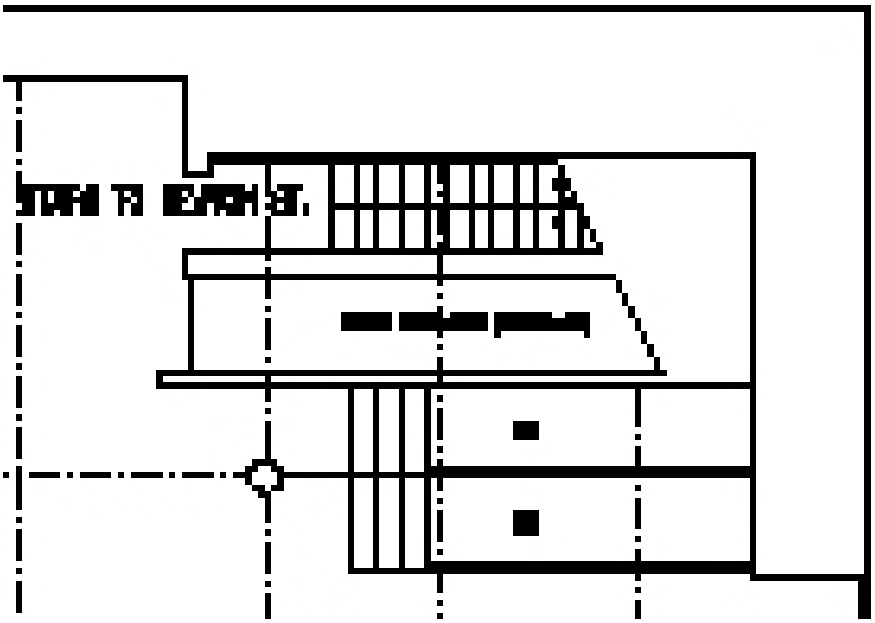


BASEMENT

NEWTON STREET STAIRCASE

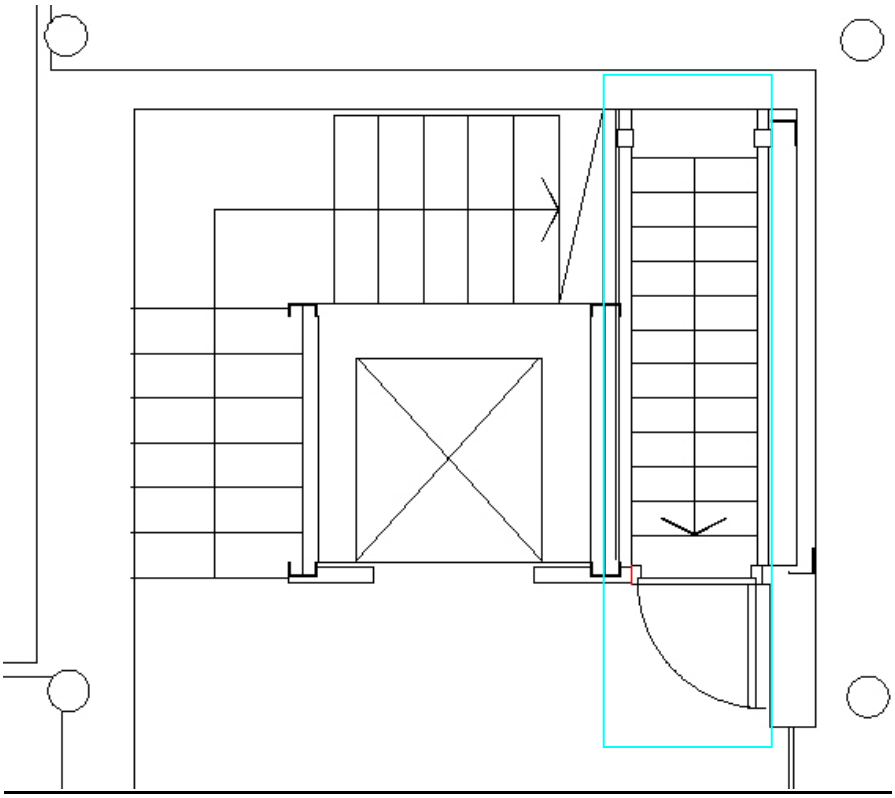


GROUND FLOOR

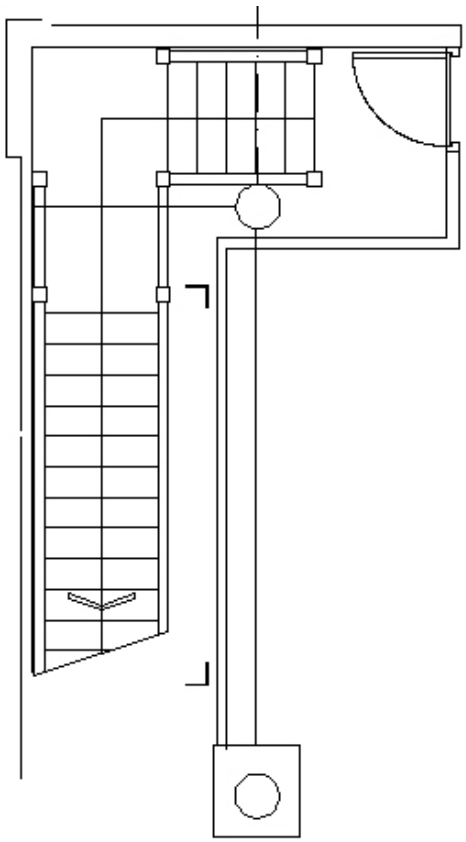


BASEMENT

DALE STREET STAIRCASE



GROUND FLOOR



BASEMENT

Existing constraints and potential accessibility improvement solutions

DALE STREET ENTRANCE

The existing entrance from Dale Street has two external steps and four internal steps.

The entrance doors open inwards and there is no landing immediately in front of the doors on the street side.

There is an internal landing on the inside face of the doors before the internal steps.

The ground floor directly above the proposed basement demise is currently tenanted.

Potential Options

WHEELCHAIR ACCESS

1. Creation of a level access from street level by lowering the entrance hall, then carry out work on the basement access stair to widen it by removal of the inner handrail, removing the lower half landing into a straight flight and extending the top entrance door to form a landing in a new protected enclosure. The lower part of the stair would then discharge into the basement in a new lower lobby. This latter work would be to facilitate the installation of a stair lift which could then be "parked" with a fold up seat on the basement level well in front of the foot of the stair to avoid impeding the passage of ingress or egress up or down the staircase.

2. Modifying the entrance hall door area to accommodate a platform lift via alterations to lower the external steps and create an internal level area and extend the existing internal steps. This work would be done together with the modifications described above for the basement stair.

3. Carrying out removal and redesign work to the adjacent right hand bay to create level access via the installation of a platform lift which egresses back into the existing entrance hall. This work would be done together with the modifications described above for the basement stair

AMBULANT /ASSISTED ACCESS

1. Accept that the main entrance doors ,2no external steps and 4no internal steps cannot be altered but improve the access to the basement from the main entrance hall by carrying out the work to the stair as described in item 1 above and as shown on the scheme drawing over the page. The existing steps are not steep and are few in number.

   The improvements to the basement stair would offer the opportunity for retro-fitting a stairlift for the more onerous flight of stairs to the basement should the basement tenant employ a person with those requirements. Consideration could be given to wall mounted support handles in the vicinity of the door entrance .

   The new lobby created for the basement access would feature a wider doorset (900 leaf) and more generous landing.

Advantages- wheelchair access options

1. The level access in the common area allows all tenants of the building to benefit from level access. This would be gained by exercising all three options and permits access for all at the main entrance point to the building.

Advantages – Ambulant disabled/Assisted access.

1. The cost of providing this option is not as cost prohibitive as the wheelchair access options and permits improved access for ambulant disabled persons. It does not rule out access for wheelchair bound users as the stairlift would transport wheelchair users if staff carried the chair to the basement and out again on egress but manual staff assistance would be required for the 6no existing steps at the entrance using stair-climber or stair-track equipment which could be stored in the cupboard in the entrance hall. In both options there would be a call pad positioned at the main entrance to summon assistance.

Disadvantages- wheelchair access options

1. OPTION 1 – The cost of carrying out this work would be disproportionately prohibitive given that the application is for access provision to the basement area only for this particular tenancy, it is not part of a wider programme of works. For the entrance hall to be lowered the existing structure would have to be altered with additional steelwork frame to support a lowered floor to avoid conflict with the existing beam and column grid, the lift would need to be extended downwards, as would the stairs to the upper floors and also the enclosing compartment walls. New finishes would be required throughout the entrance hall and this work would not

   A Listed Building Consent would be required but LBC was granted for a similar scheme in 2007 as part of the overall building refurbishment project.

2. OPTION 2 – This option would be similarly disproportionate in terms of cost for the reasons stated in option 1.

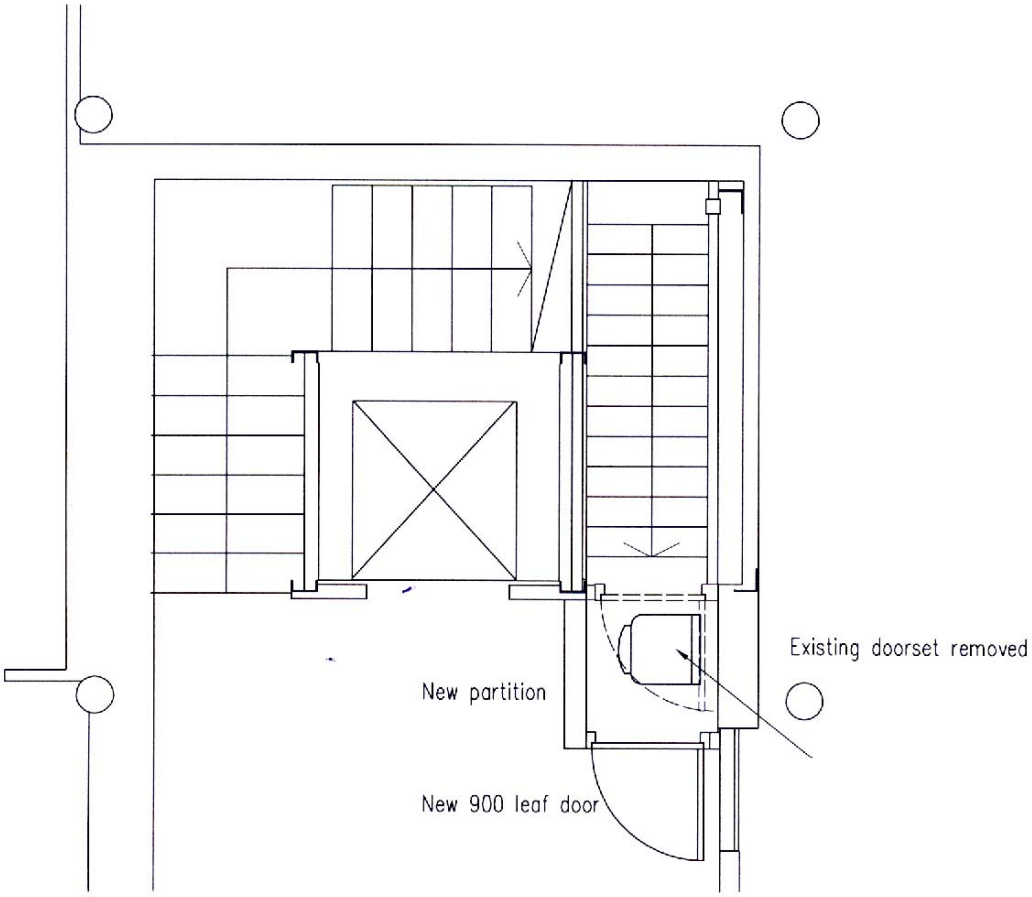
3. OPTION 3 – This option cannot be currently undertaken because it directly affects a tenanted area, Listed Building Consent would be required and we would contend that the removal and modification of a window bay would be against preservation of the true historic nature of the elevation. This option would, again,be similarly disproportionate in terms of cost for the reasons stated in option 1.

4. Another major disadvantage of the Dale Street entrance is that it is not primarily suitable for a retail entrance because it does not have exclusive access from the street. For this reason alone, it is unlikely that the prospective tenant would take the basement space if the Dale Street entrance was a requirement for access.

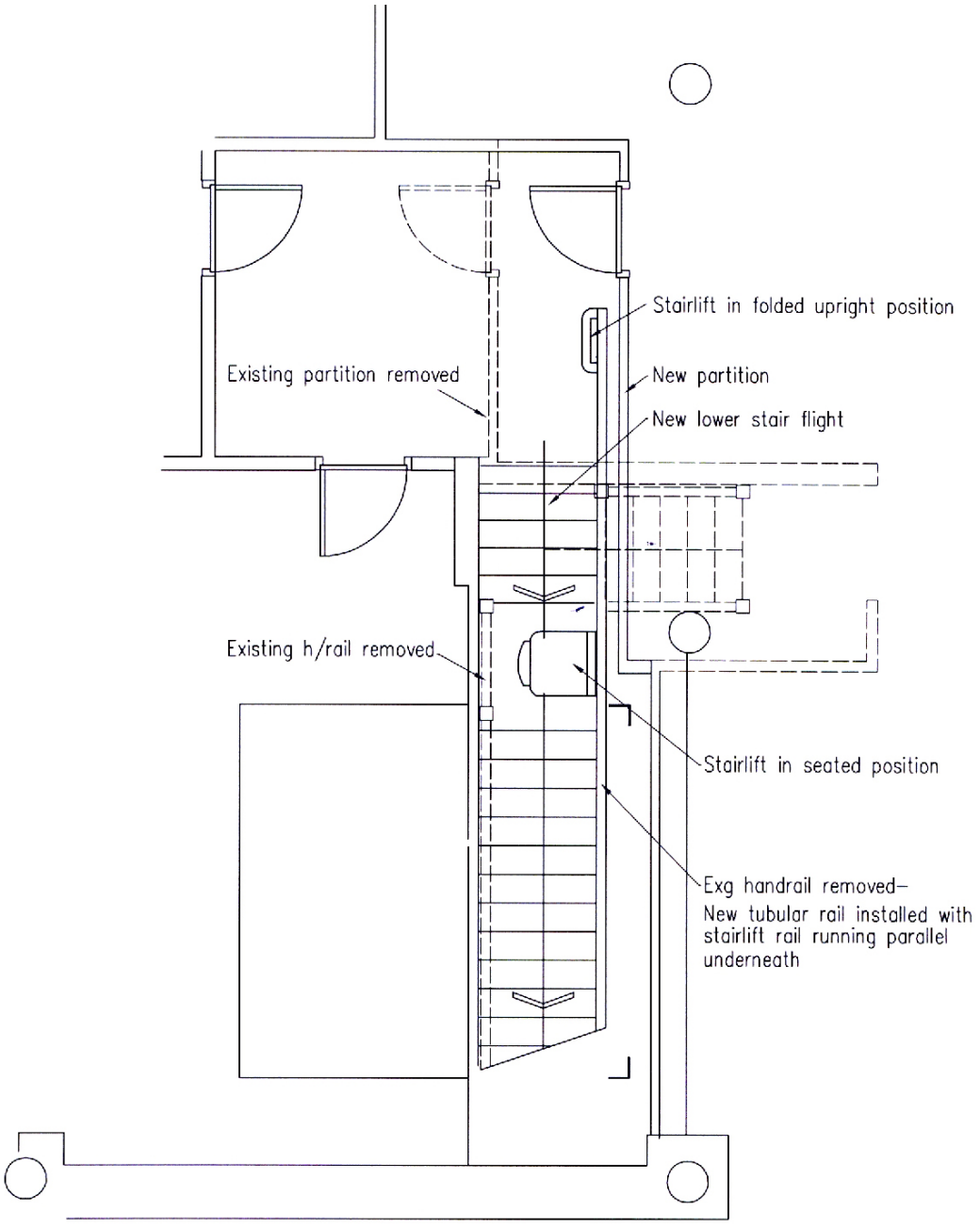
Disadvantages- ambulant access options

1. OPTION 1 – This option does not provide access for all persons without manual staff assistance.

2. It also does not create access for ambulant or disabled persons at the basement tenants principle entrance which is the Newton Street entrance.



PART GROUND FLOOR PLAN



PART BASEMENT FLOOR PLAN

NEWTON STREET ENTRANCE

The existing entrance from Newton Street has one threshold step and an internal staircase of 16 risers.

The entrance door opens inwards and there is a small landing immediately in front of the door and there is a small landing and a door opening onto the landing at the foot of the stairs.

Adjacent to the staircase is an original goods chute with a masonry wall between stair and chute.

Above the staircase and chute are the Ground floor WC's and beverage area.

The ground floor directly above the proposed basement demise is currently tenanted.

Potential Options

WHEELCHAIR ACCESS

1. Creation of a level access from street level by removing the rebuilding the entrance landing and reconstructing the stair. The masonry walls either side should permit removal of the existing landing without structural disruption. The staircase could then accommodate a stair lift. To create sufficient manoeuvring space for a wheelchair the landing would need extending . The staircase has limited headroom so the WC area above would need to be removed, floor taken up and altered to permit increased headroom for the stair once it is moved further into the building. The WC area above would need remodelling.The bottom landing would be extended into the building and a new fire lobby created sufficient for the stairlift to be "parked" in the upright position without fouling the means of escape. The threshold could be negotiated via a temporary short ramp stored in the basement for both option 1 and 2.

   Assistance would be notified by a call pad at the entrance door whereupon a member of staff could collect the ramp and assist in negotiating the landing and stairlift. The staff member would need to carry the chair to the basement and the reverse procedure for egress.

2. Carrying out the works specified in option 1 but include the removal of the chute area to create space for a vertical platform lift. This will require major removal and remodelling work to the door entrance area and additional internal space to the WC area at ground floor level to achieve headroom for the platform lift.

AMBULANT /ASSISTED ACCESS

1. Accept that the entrance door, threshold, upper landing and staircase cannot be altered but improve the access to the basement by retro-fitting a stairlift to the basement should the basement tenant employ a person with those requirements. Consideration could be given to wall mounted support handles in the vicinity of the door entrance.
   There would need to be a new lobby at basement level at the foot of the stairs to create a new fire lobby sufficient for the stairlift to be "parked" in the upright position without fouling the means of escape

Advantages- wheelchair access options

1. The level access in the landing allows direct inclusive access for all at the entrance preferred by the potential basement tenant.

2. The second wheelchair option includes the platform lift and allows the staircase to be kept clear at all times and would be the preferred design option if cost and disruption were not a consideration.

Advantages – Ambulant disabled/Assisted access.

2. The cost of providing this option is not as cost prohibitive as the wheelchair access options and permits improved access for ambulant disabled persons. It does not rule out access for wheelchair bound users as the stairlift would transport wheelchair users if staff carried the chair to the basement but manual staff assistance would be required for the threshold and landing areas at the entrance using a portable ramp. In both options there would be a call pad positioned at the main entrance to summon assistance.

Disadvantages- wheelchair access options

1. OPTION 1 – The cost of carrying out this work would be disproportionately prohibitive. In addition the works required to the upper floor would affect a tenant who is already in occupation under lease.

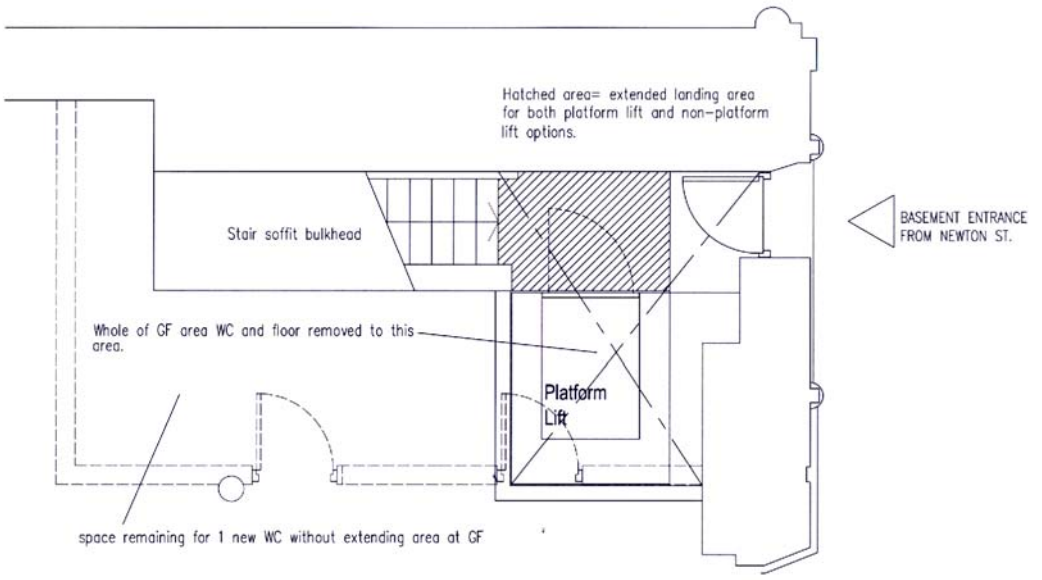
   A Listed Building Consent would be required for the alteration works.

2. OPTION 2 – The cost and disruption to the ground floor tenant would be even greater for this option.

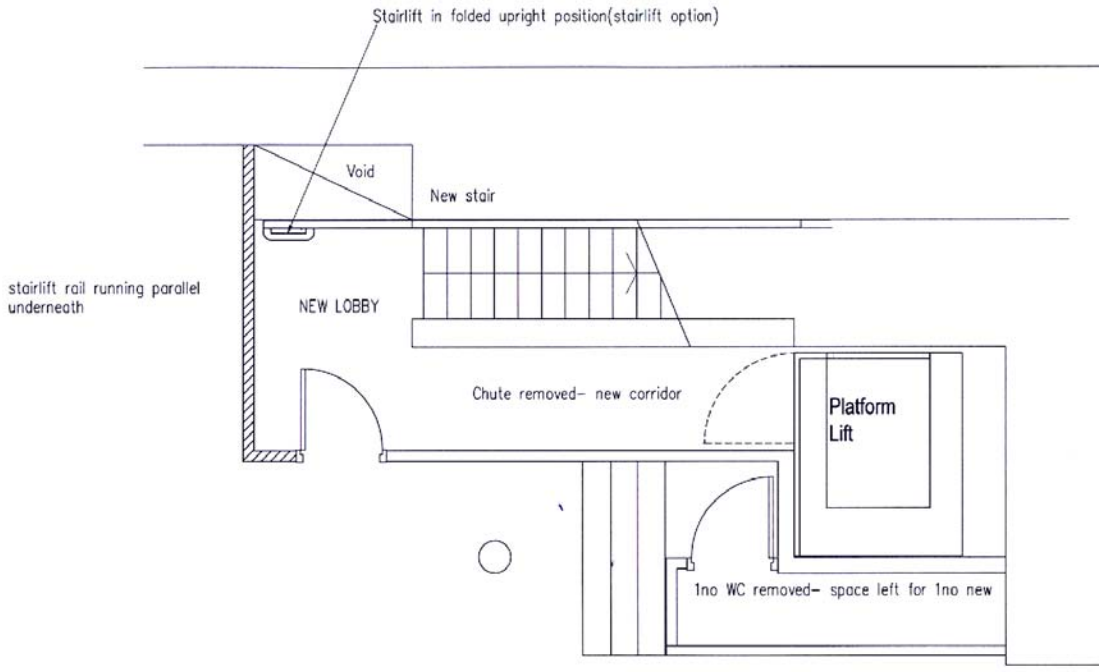
   A Listed Building Consent would be required for the alteration works which would delay potential tenant occupation.

Disadvantages- ambulant access options

1. OPTION 1 – This option does not provide access for all persons without manual staff assistance.



PART GROUND FLOOR PLAN



PART BASEMENT FLOOR PLAN

SUMMARY CONCLUSIONS

Background

The Change of Use Application is for a potential basement tenant for an A1 use.

The fit out budget for the basement space is minimal as the existing basement condition is relatively sound.

The fit out budget is tenant-specific and restricted to the basement area only and is not part of a wider refurbishment scheme of the building.

The rental level for the basement is very competitive to reflect the current economic climate.

The ground floor area above the basement is currently let on a lease agreement.

Dale Street entrance alternative

This is not considered by the tenant to be the preferable entrance for their trading purposes as it is not directly off the street for passing trade.

The cost of carrying out the wheelchair access options is a major undertaking and is disproportionately prohibitive to the capital cost of refurbishing the basement space for letting and the rental levels achievable.

It is also disruptive to the ground floor tenant and other tenants in the building.

The cost of providing the ambulant disabled option could, however, be considered.

Newton Street entrance alternative

This is considered by the tenant to be the preferable entrance for their trading purposes as it is directly off the street for passing trade.

However, the cost of carrying out the wheelchair access options is, again, a major amount of alteration work and disproportionate to the capital cost of refurbishing the basement space for letting and the rental levels achievable and is also disruptive to the ground floor tenant.

The cost of providing the ambulant disabled option could, however, be considered.

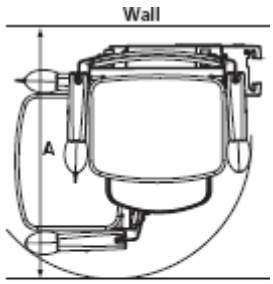
Therefore, to summarise we would contend that, to improve access to the basement area, the ***ambulant disabled*** option to the Newton Street Entrance only could be considered “reasonable adjustment” taken in context with the Change of Use Application sought. The Newton Street entrance being the only reasonable retail entrance from a tenant perspective.

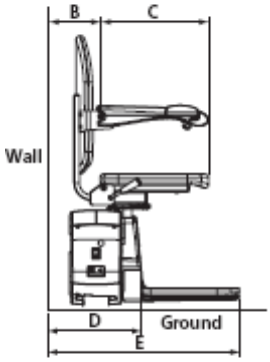
The landlord would create the extended lobby at basement level and suitable works to facilitate the installation of a stairlift; and the tenant would carry out the installation of the stair lift should the adjustment be required for the employment of a person by the tenant likely to require assisted access to the basement area.

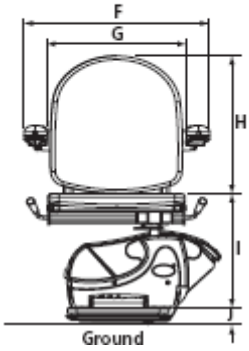
APPENDIX

STAIRLIFT DIMENSIONS

A Minimum swivel radius	680mm
B Minimum wall to seat back	75mm
C Seat depth	420mm
D Minimum folded width to footplate	285mm
E Minimum open width to edge of footplate	580mm
F Armrest width – external	625mm
G Armrest width – internal	480mm
H Seat back height	465mm
I Footplate to seat height – minimum	390mm
Footplate to seat height – maximum	490mm
J Minimum footplate height	50mm
Minimum track intrusion into staircase	160mm
Minimum track intrusion into top landing – (typical at 45°)	150mm*
Weight capacity	120kg/19stone
Speed	0.12m/sec (approx)
Power supply	24v DC battery
Charger	240v
Maximum staircase angle	50°







*A 0mm track intrusion kit is available

CHARTER DESIGN

5th July 2010