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Access statement into Eleska House

At present access to the building via all principal entrances are by steps and level access does not exist.

Our current proposals within the Design & Access statement AS396/NCD/E dated October 2013 states that level access is not permitted at present into the building, and due to the listed nature of the building and associated restrictions combined with the close proximity to the narrow public highway, level access cannot be achieved. It is proposed that all aspects of inclusive access will be dealt with under a strict management plan which will include an external call point located adjacent to the main entrance (58 Dale Street) from which members of staff will be on hand to assist disabled/wheelchair bound users into the building.

We have explored various options to achieve level access into the new Cafe Bar and report as follows:

1. **Self enclosed passenger lift off Dale Street.**
   The option would be to take out a section of metal grille and corresponding window frame to the opening immediately next to 56 Dale Street.
   Construct a free standing lift enclosure from basement level upto ground floor internally and install a passenger lift.
   This option has been discounted because:
   a). The original opening may have to be adjusted both in width and height to comply with current building regs and DDA compliance
   b). significant loss of floor space to basement and ground floor to accommodate lift shaft and access area immediately outside lift door.
   c). significant changes to the existing fenestration not in keeping with the heritage of the existing building.
2. **Self enclosed passenger lift off China Lane**
   The option would be to take out a section of metal grille and corresponding window frame to the opening immediately next to the loading bay
   Construct a free standing lift enclosure from basement level upto ground floor internally and install a passenger lift.
   This option has been discounted because:
   a). The original opening may have to be adjusted both in width and height to comply with current building regs and DDA compliance
   b). significant loss of floor space to basement and ground floor to accommodate lift shaft and access area immediately outside lift door.
   c). significant changes to the existing fenestration not in keeping with the heritage of the existing building.
   d). existing pavement too narrow and a turninn circle for wheelchairs would not be possible to comply with current building regs and DDA compliance.
3. **Self enclosed passenger lift within the loading bay**
   This option would be to install a free standing passenger lift directly adjacent to the original loading doors serving basement and ground floor levels. This would afford access from the loading bay to the rear of the Cafe Bar
   This option has been discounted because:
   a). The original gates would have to be refurbished and kept open during opening times. This is area would be unsupervised and we feel could lead to unauthorised access or gatherings.
   b). The original finishes are uneven and not suitable for wheelchair users. This area would require a temporary surface treatment not in keeping with the overall proposals.
   c). This area will form part of the overall proposals and major builing works are intended to this area. We feel that there may be serious health and safety issues in trying to separate this area from construction works/deliveries
   d). The lift needs to be integral to the future bridge construction and during this phase of works the lift would have to be removed to enable these works.therefore offering no access into the Cafe Bar

With regards to the above it's worth noting that there is planning permission for the Cafe Bar to be incorporated within a larger scheme. Approval No. 101364/FO/2013/C2 and 101365/LO/2013/C2.
These proposals incorporate the lift provision as set out in option 3. We propose that access into the building is per the Design & access statement for a limited time during the construction phase of works when the lift can be brought into full use.