

Disabled Access Justification Statement

Property: 24 Sherborne Street, Manchester M3 1FE

Use: Proposed Café (Class E) – Upper Floor

1.

Existing Building Constraints

The proposed café is situated on the upper floor of an existing building that was originally designed for public use. Access is currently available only via a staircase that are 1.7m wide, and there is no existing lift or ramp infrastructure within the property. The building structure, age, and layout do not readily allow for the installation of a lift without extensive structural alterations.

2.

Analysis of Options Considered

- Platform lift or stair lift: A platform lift or stair lift was considered but deemed impractical due to:
 - Sufficient stair width to accommodate such equipment safely while maintaining emergency egress requirements.
 - Non-compliance with fire safety and evacuation standards for powered equipment in multi-level premises.
- External lift installation: An external lift would require:
 - Significant planning permission.
 - Structural and visual alterations to the external façade.
 - Major costs that would not be viable for a small, independent business.
 - Disruption to adjoining properties and shared areas.
- Reconfiguring ground floor use: The ground floor of the building is under separate use/ownership, meaning the applicant does not have rights or access to reconfigure or operate on the ground floor.

3.

Justification and Mitigation

Due to the above constraints, full disabled access to the upper floor is not currently feasible. However, the operator is committed to providing an inclusive and welcoming environment by:

- Offering online ordering or takeaway options for those unable to access the premises.
- Providing clear signage regarding access limitations on all advertising and promotional materials.
- Ensuring that any staff or customers with access needs are treated with dignity and flexibility wherever possible.

4.

Commitment to Future Review

Should the building be refurbished or redeveloped in future, or if a feasible funding or structural option emerges, the operator is open to reviewing the accessibility provision to improve inclusion.