

PROPOSED CHANGE OF USE, 71-73 BRIDGE STREET, MANCHESTER, M3 2RH

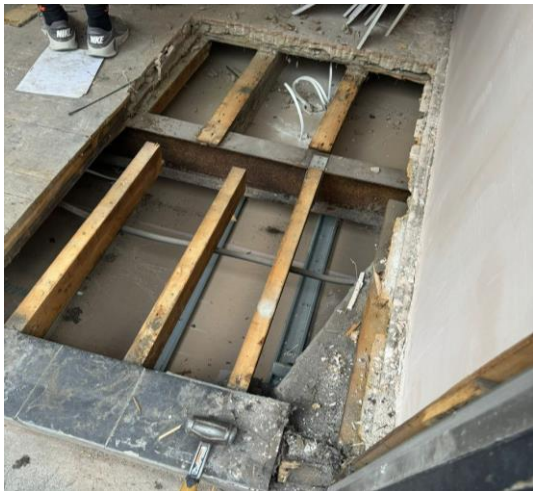
CLIENT: MR IAN MAUGHAM

REVISION: DRAFT 1

DATE: SEPT 24

ACCESS MANAGEMENT STATEMENT

This access statement is in support of the proposed change of use and refurbishment works at the above mentioned development. Approval has been granted for the change of use from existing Dry cleaners (Sui-Generis) to a bar/restaurant. The ground floor will be used for the bar/eating area, approved plans included an internal ramp for disabled users, however following an instructive survey of the ground floor of application site, there was found to be a concealed beam spanning from one end of the building to the other, therefore this option isn't possible. Please see images of beam below.

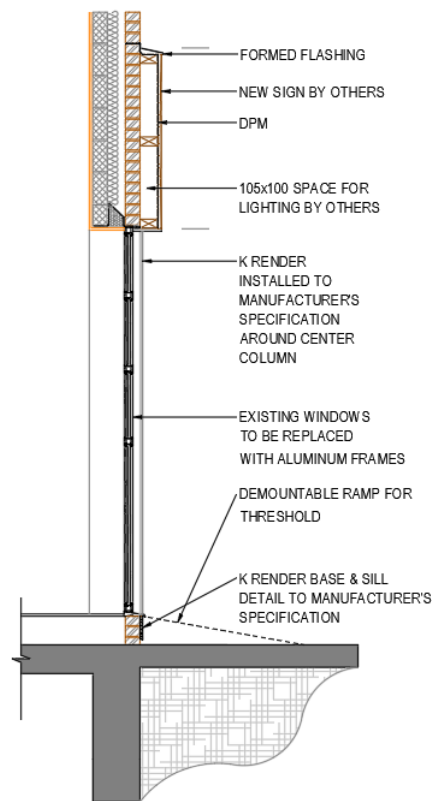


To rectify this situation, we propose to use a detachable ramp for the threshold, a buzzer will be fitted by the main entrance to allow disabled users/customers to call for assistance from the working staff members.

The first floor will be used as an open plan office space for members of staff. The second floor will be used as a staff room. Access to first and second floor will be for members of staff only however if any visitors require access to these floors they will be accompanied at all times by a member of staff.

Visitors to the premises will be by appointment only and will be met by a trained member of staff who can provide assistance if necessary.

MANAGEMENT OF REMOVAL DISABLED ACCESS RAMP



The ground floor area is fully compliant with Part M including all sanitary accommodation. All necessary facilities to meet DDA requirements will be provided on the ground floor for both staff and visitors.

A management training system will be put into place in order that members of staff can render assistance to all visitors as required in case of access / emergency / existing problems. The detachable threshold ramp is to be stored in a safe place and will be accessible all times. In case of a fire all members of staff are to leave the building at the points of exit as indicated on the plans. If fire alarms are not in operation then on exiting the building the nearest alarm point is to be activated.