

Accessibility measures assessment

Address: Basement of Transact House

Nov. 2023- Rev 2

Prepared by Muse Architects

Re: Property Assessment at No. 50 Princess Street for Accessibility Measures

This statement is to provide a comprehensive overview of our assessment regarding accessibility measures at the property located at No. 50 Princess Street basement, particularly in relation to wheelchair access. Upon diligent review and assessment of the premises, considering the listed status of the building and its historical context, we have explored various options to facilitate level access. Including:

- **Portable Ramps:** Achievable
- **Platform Lifts:** unachievable, due to limited space both on road level and basement
- **Adaptive Seating Areas:** unachievable, all seating areas are in the basement
- **Exterior Lifts:** unrealistic, unfeasible, any external lifts limits public footpath
- **Physical Assistance:** Achievable with trained staff
- **Stairlifts:** unachievable, staircase is U-shaped, with limited landings on main entrance.



As discussed, the property's unique architectural configuration presents inherent challenges in accommodating extensive alterations while preserving its historical fabric.

The existing doorway, formed from the original basement windows, pose inherent constraints in establishing a standard level access point. Additionally, the layout of the basement, combined with spatial limitations, presents logistical challenges in accommodating a lift to facilitate wheelchair access.

While the assessed measures are unfeasible due to space limitations, we propose the implementation of a portable ramps along with Physical assistance to facilitate access from the ground floor to the basement area. This approach ensures a level access point while preserving the building's historical integrity.

Recognizing the limitations posed by space constraints, we recognise the importance of physical assistance to members of the public requiring access to the basement. Trained staff will be available to assist wheelchair users and individuals with mobility impairments, ensuring their safe passage to the basement area.

Our proposal aligns with relevant policies, including but not limited to:

- Equality Act 2010: Emphasizes the need for reasonable adjustments to provide access to services for disabled individuals. Most of the options reviewed would be a reasonable alterations that would significantly impact the historic value of the property, causing more restrictions in the basement which as it is currently small.
- Historic England's Planning Practice Guidance: Provides guidance on balancing heritage conservation with accessibility measures in historic buildings.
- Local Council's Accessibility Policies: Policies and guidelines set forth by the local council regarding accessibility measures in listed buildings and public spaces.

Our client remain committed to ensuring that the proposed accessibility measures strike a harmonious balance between preserving the building's historic fabric and facilitating equitable access for all patrons. Our approach aims to comply with regulatory standards while upholding the unique heritage of the property.

We are open to further discussions with the council if they so which to undertake their own assessment of the building and explain how other measures can be achieved reasonably to ensure that the proposed measures align with regulatory requirements and heritage preservation objectives.

Yours sincerely,
Mohamed Muse,
Managing Director of Muse Architects