

ACCESSIBILITY STATEMENT

THE BRUNSWICK HOTEL
97 PICCADILLY
MANCHESTER
M1 2DB



(REV A) 21-12-2023

ON BEHALF OF
TRUST INNS LIMITED



2 APPLICATION DETAILS

SITE ADDRESS

Brunswick Hotel
97 Piccadilly
Manchester
M1 2DB

APPLICANT

Trust Inns
Blenheim House
Foxhole Road
Chorley
PR7 1NY

DESCRIPTION OF THE PROPOSAL:

Refurbishment project to create 15no new hotel room layouts on the first and second floor.

BACKGROUND AND CONTEXT:

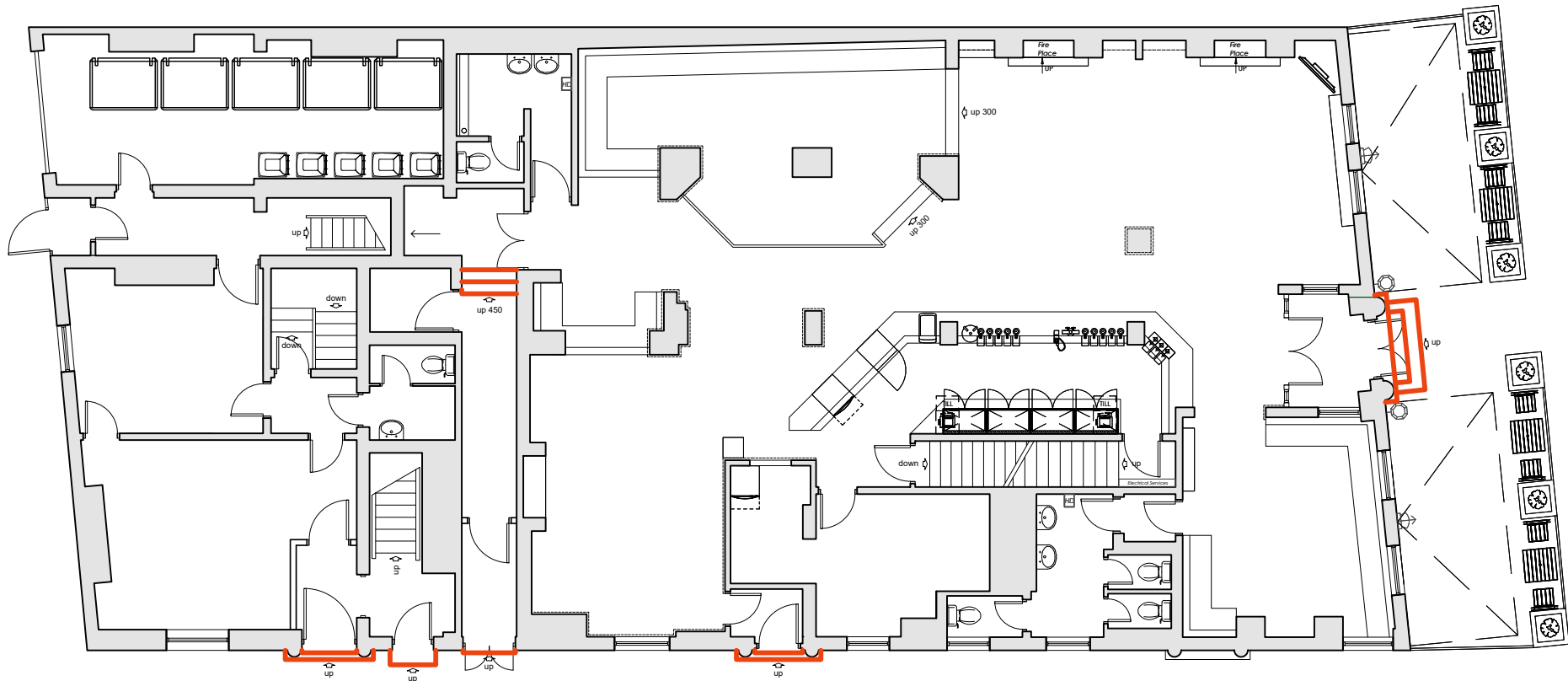
The subject premises is a grade II listed building which was officially listed on the 3rd October 1974. This building sits within the Stevenson Square Conservation Area Map.

3 EXTERNAL ACCESS

Accessibility is always a matter of key consideration during the design phase. This statement has been prepared to analyse the possible options in turn and assess their viability.

EXTERNAL ACCESS

The primary existing external entrance/egress points to the premises involve a step of over 250mm +. All entrances are also onto the public highway, making the possibility of creating level access from these positions impossible. These positions are indicated on the drawing below.

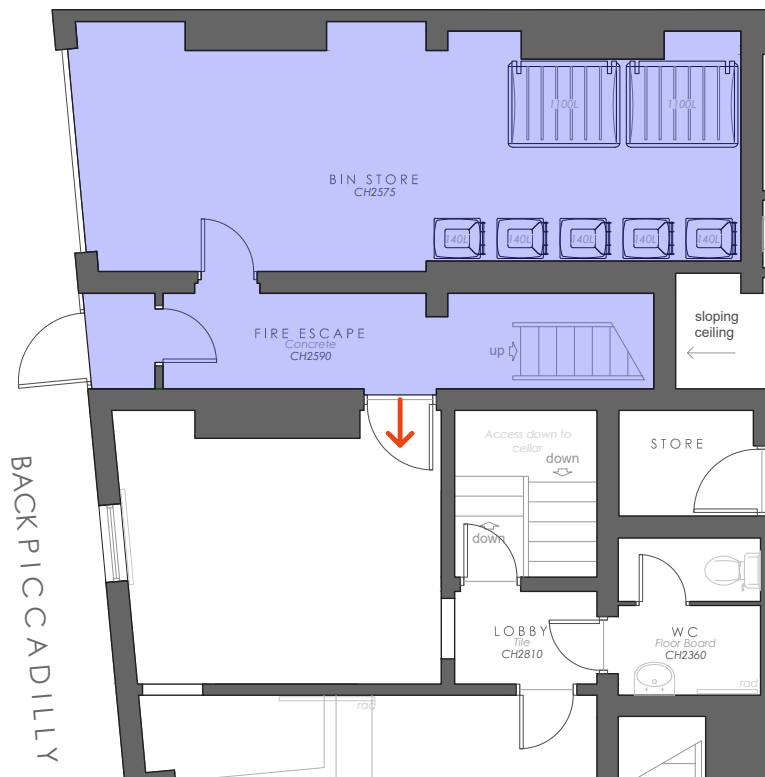


4 HORIZONTAL CIRCULATION

There is some level access available from Back Piccadilly to entrance/egress points from the bin store and an upper floor fire exit respectively. However, these entry points only provide access to a limited footprint of the building, and any proposed route from this area to the rest of the building would involve a step-up of 300mm+ indicated by the blue arrow (see photo on page 11).

HORIZONTAL CIRCULATION

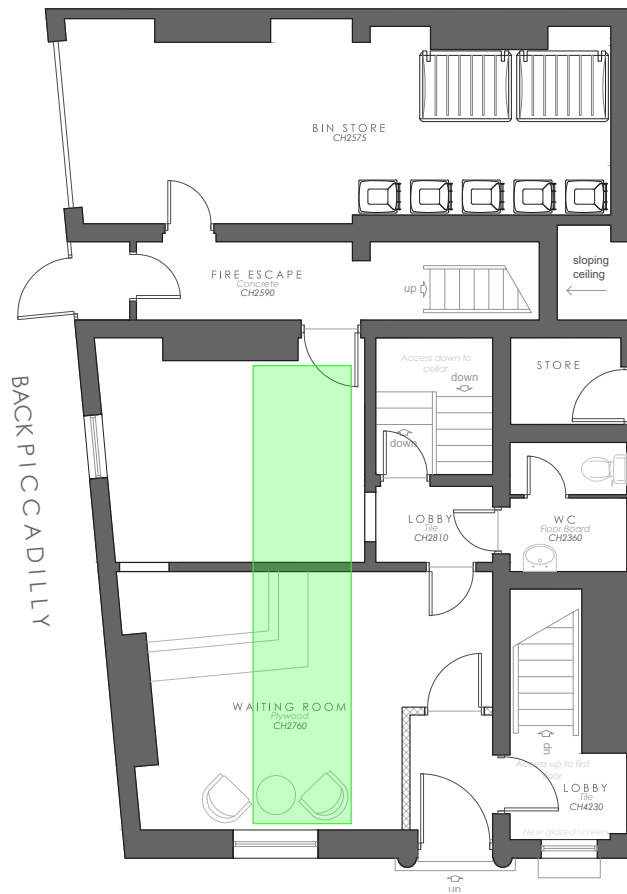
While the possible option of a ground-floor accessible bedroom was extensively explored, this internal change of level makes this impossible. The lower floor level area (as indicated in the hatched blue area below) could not accommodate a bedroom space. The corridor is a protected escape from the first floor, while the bin store area is crucial to the operation of both the licensed premises and the proposed hotel operation. A theoretical bedroom in this location would also be completely remote from the rest of the hotel operation, making it unfeasible from a management and security point of view.



5 VERTICAL CIRCULATION

VERTICAL CIRCULATION

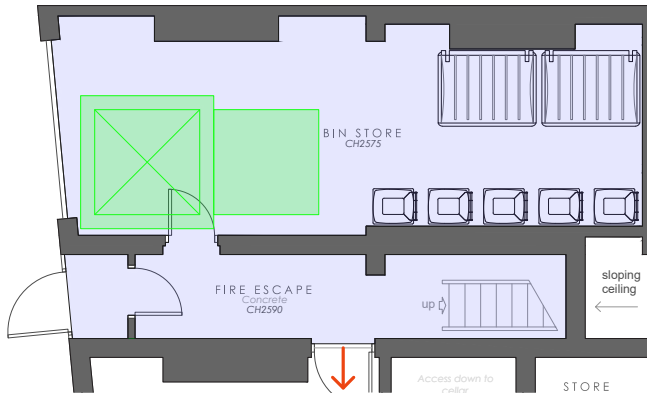
Following on from the last section, level access into the building is only achievable into the blue section of the floorplan. For looking at potential vertical circulation in the building, this must be considered. With an approximately 300mm difference between floor levels, creating an accessible route through is not feasible; with the necessary access ramp requiring a ramp length of 4.5m with two 1.2m landings at the top and base. The below diagram demonstrates the floorspace that would be required to install an access ramp on the ground floor, which would cause huge damage to the building and be of very limited value.



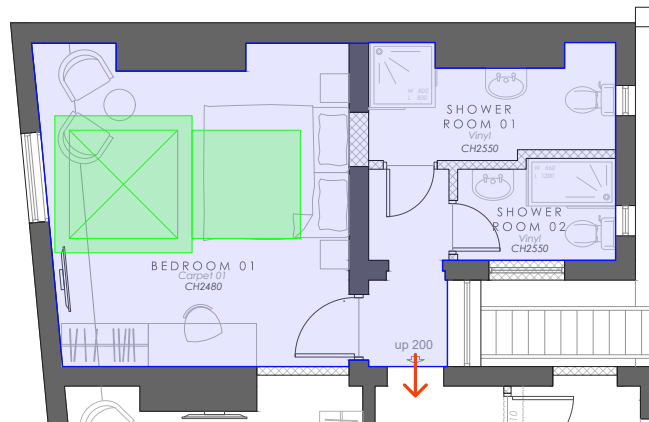
VERTICAL CIRCULATION (CONTINUED)

The lack of space for an access ramp means that any vertical circulation would have to be contained within the bin store / fire escape corridor area. Part M of the building regulations requires a minimum 1500 x 1500mm shaft (and the associated structural work) through the building with a 1500mm square access area in front. Because of multiple changes of level on the upper floors (see following pages) the lift would only provide access to an extremely limited floor area on both the first and second floor.

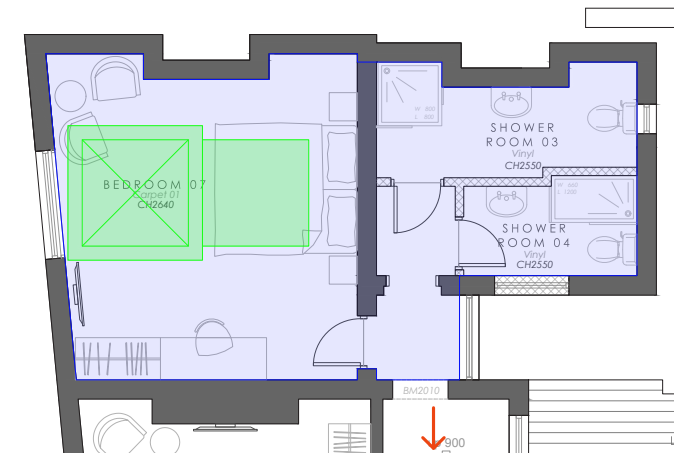
From the diagrams below it very clear that a lift cannot be accommodated in the building. Not only would its position in the building be completely unsuitable (being positioned in the bin store area), but even if it were incorporated, it would only allow access to a very small area of the upper floors, and ultimately it would serve little purpose.



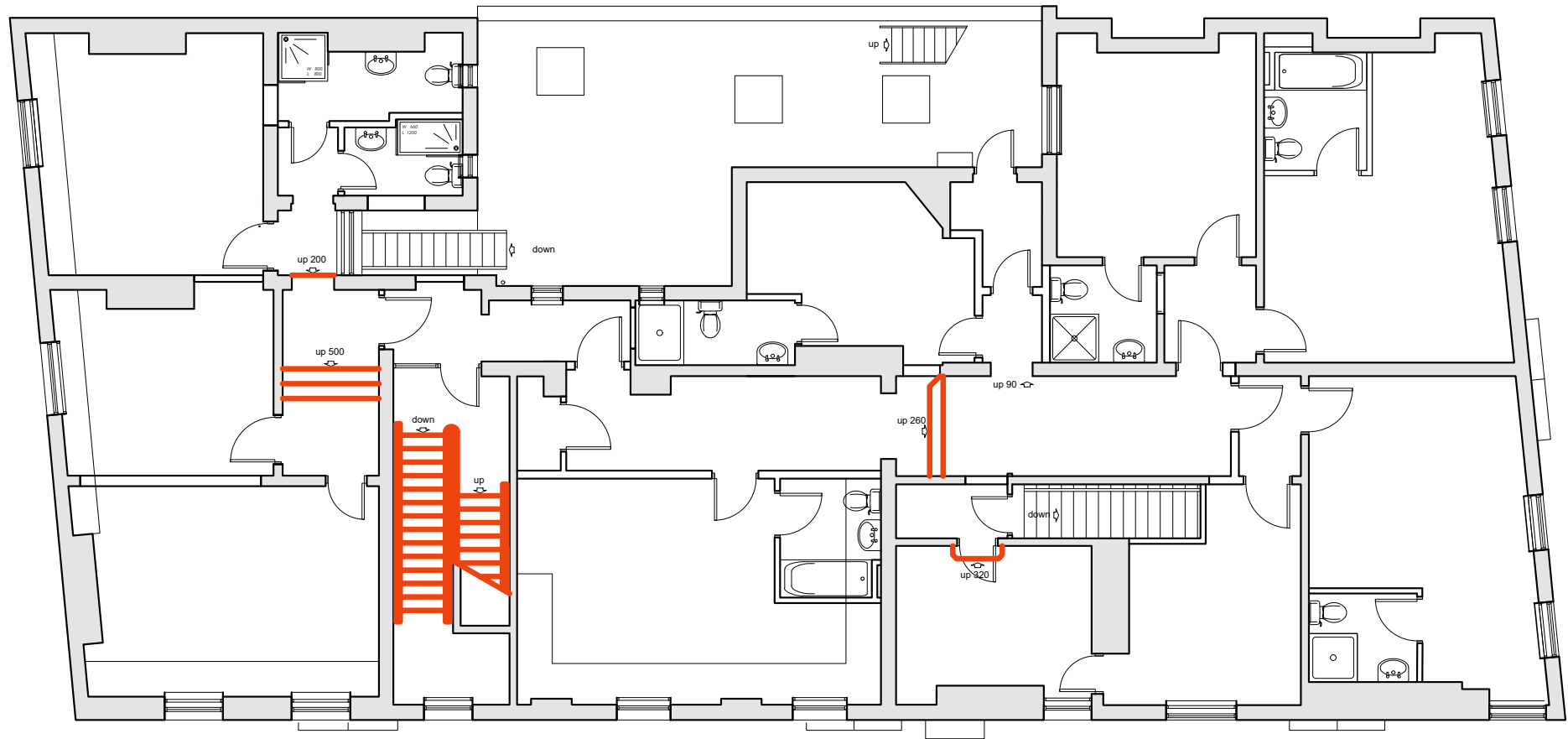
Ground Floor



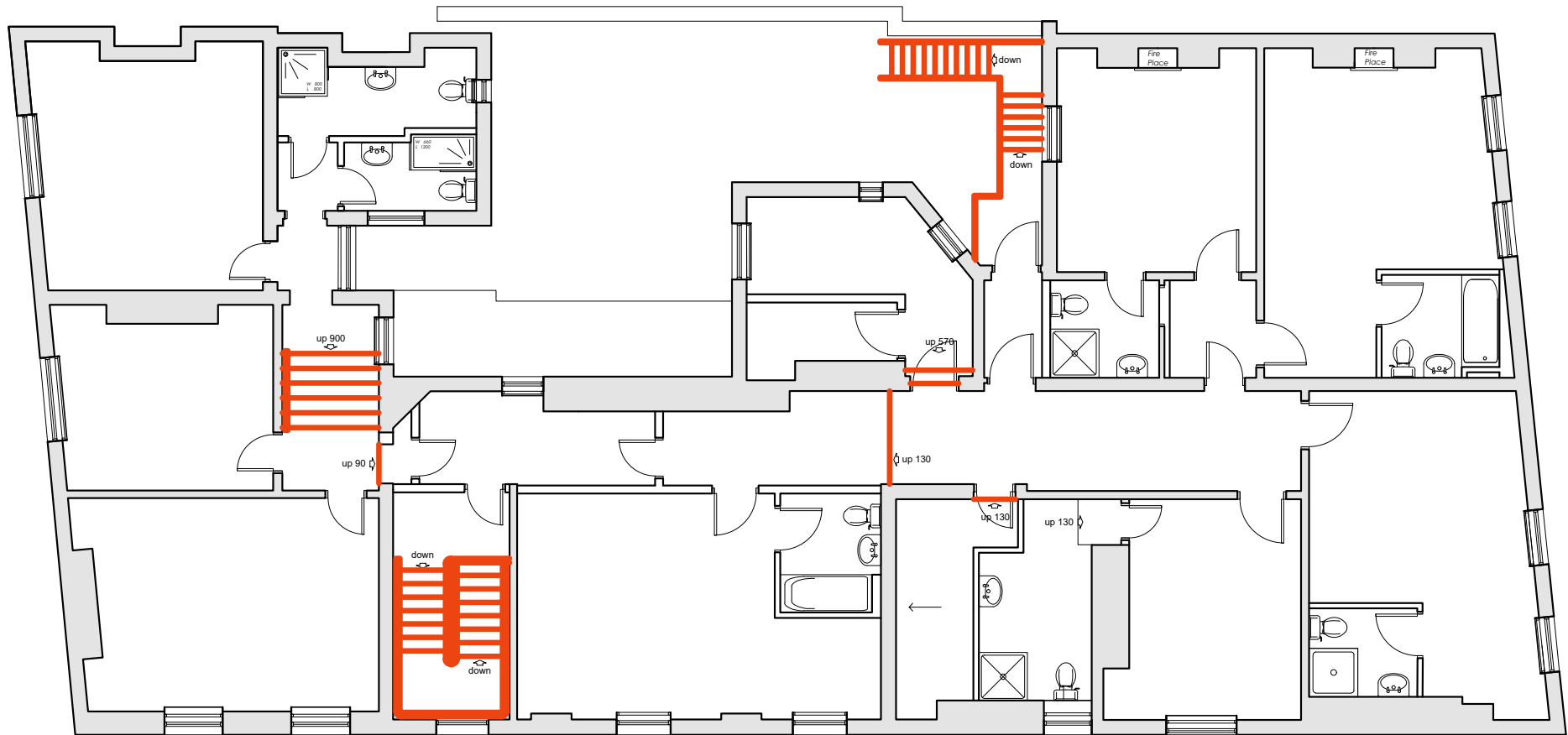
First Floor



Second Floor



First Floor - changes of level highlighted in red.



Second Floor - changes of level highlighted in red.

Accessibility is always a matter of key consideration during the design phase. The subject premises does in this instance offer very little scope for permitting full access. This is due to the following reasons:

- The primary existing external entrance/egress points to the premises involve a step of 250mm +. All entrances are also onto the public highway, making the possibility of creating level access impossible.
- Level access is available from Back Piccadilly into the back-of-house areas of the building. However, as noted on page 4, this only offers level access to a very small area of the building.
- The existing internal layout of the building, both at ground floor, first floor and second floor level, involve several smaller level changes that would make circulation extremely difficult. To remove these changes of level would involve a wholesale strip-out of the building that would be completely unsuitable for a Grade II listed heritage asset.
- Setting aside the level access issue, the possibility of providing a lift to the premises has been discounted. At the very least, creating a minimum 1500 x 1500mm shaft (and the associated structural work) through the building would cause considerable harm to the listed building. Part M regulations then require a 1500mm square access space in front of the lift itself. This means a total space minimum of 3m x 1.5m required on all levels. As noted on page 6, the extensive work required to achieve this would only allow access to an extremely limited floor area, while also causing irreparable damage to the heritage asset.
- Even once this access to the upper floors has been created, consideration must then be given to how this will be balanced with fire escape arrangements. The existing stair layout would make a 900 x 1400 refuge impossible to create. Additionally, the secondary escape route to the upper floors involves escape over a flat roof, which would make for an extremely difficult route to navigate from a place of refuge.
- The access stair to the hotel letting rooms is positioned between an original structural wall and an original chimney breast. This would make it impossible to increase in width from its current dimension of 839mm.
- Colour contrasting schemes will be adopted to walls, floors, doors (including leading edges) and nosings to internal and external steps to assist with circulation.



Existing ground floor entrances to the hotel involve a rise of over 250mm.



The upper floors contain numerous changes in level, which can be seen in the floor plans above.



The red line indicates the internal floor level.