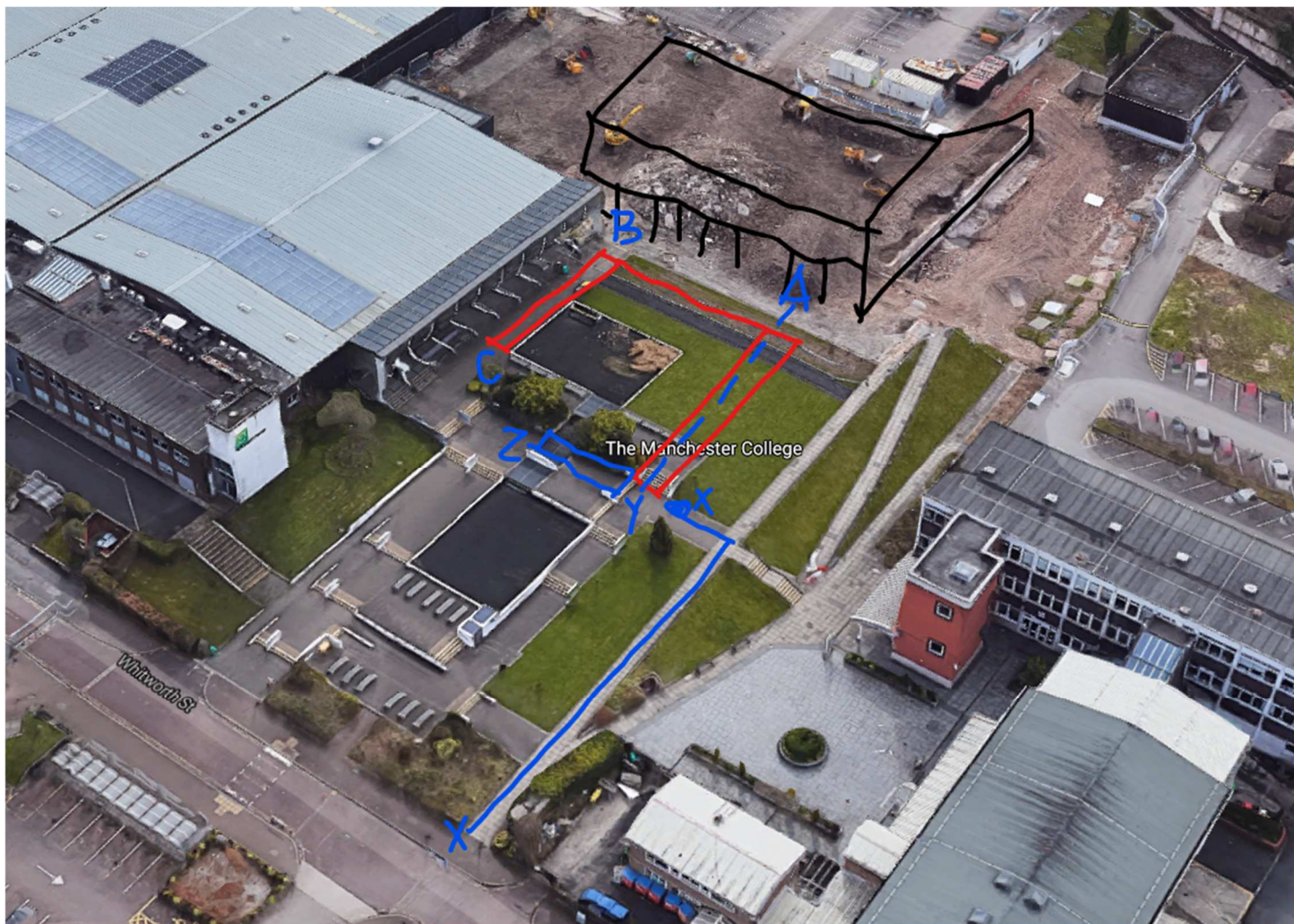


To : Andrew Unsworth – Building Control
From : Steve Raywood-EWA
File Reference : 2602 OC-LABC Reports
Date : 21.06.23
Subject : Openshaw College Access Ramp Justification Report

Report
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The following explores the constraints and proposal for the new access ramp to the Openshaw college sports building and terrace seating. The ramp is only intended to be used outside of main curriculum hours for events within the sports building or upon the external MUGA.

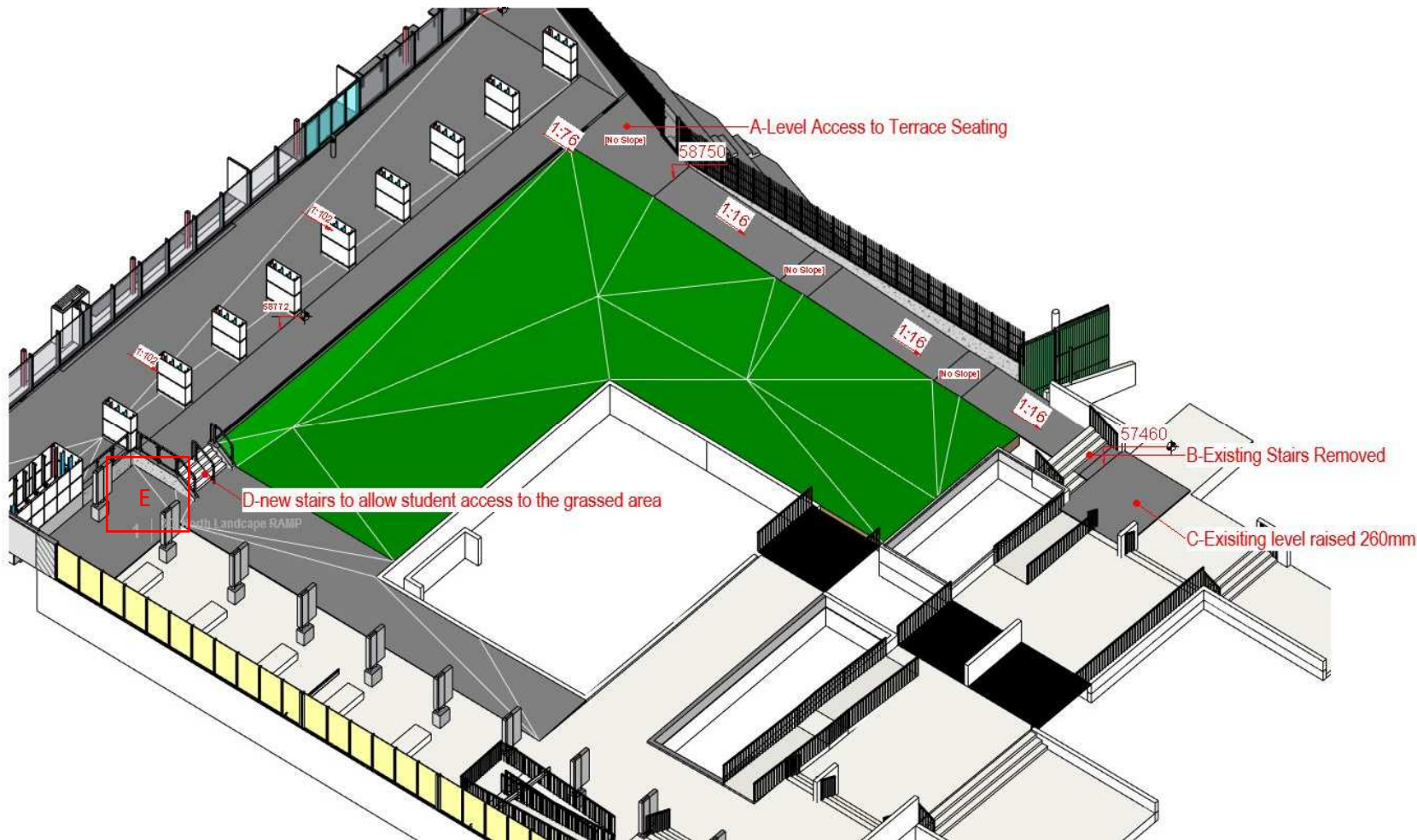
Due to the rising nature of the site and the existing constraints set by the levels therein the proposed ramp would not conform to the constraints set out within the BR part M document and the following analysis and proposal attempts to provide a justification for the deviation from the approved document.



The existing pathway from Whitworth Street between points X-X is considered a level approach @ 1:23 and is the primary route to the main entrance of the existing building from where all parts of the building are accessed along Y- Z. Improvement to the approach would be considered under Phase 3 works with resurfacing and width, plus the potential to introduce a mid-point rest landing to improve the overall approach.

This allows access to all parts of the building from within while externally the route C-B allows access to the new sports hall via ambulant stairs.

The new proposed ramp Y-A would allow out of hours and special event access to the sports hall and external MUGA along the shortest route and allow access when the main building is closed. However, the proposed ramp is dictated by the existing levels and the following explores the justification for the new proposed Ramp.



PROPOSED RAMP

A: this is the level access level determined by the proposed terrace seating and sets the level at the top of the ramp.

B: the existing steps are to be removed to allow the formation of the new ramp.

C: The current level to the base of the removed existing stair would be raised 260mm to link with the existing levels. This forms the base of the new ramp and allows a consistent flow of levels and rises to each level.

D: New stairs are proposed in place of the approved ramp as an improvement to the amenity allowing students to access the grassed area and promote a more social space and movement.

E: Potential future lift if required could allow disabled access but would also add extra maintenance cost and be subject to abuse.