

Access Statement

Proposed Development, Queens Drive

Client: Simons Group Ltd

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1.0 Description of Development

To erect three storey block comprising mixed community and educational facility and two retail units, together with associated vehicle access, car parking, servicing area, landscaping and ancillary works.

The proposed ALDI foodstore unit has a total Gross Internal Area of 1,519m² comprising the following :-

Sales Area

1,140m²

Warehouse Area including Plant Room and Secure Store

274m²

Amenity block

96.6m²

The proposed M&S Unit foodstore unit has a total floor area of 1,152m² comprising the following :-

Sales Area

833m²

Warehouse Area including Staff Amenity

319m²

The proposed community facility for Merseyside Society for Deaf People (MSDP) has a total floor area of 926m² over three floors.

Access issues have been fully considered during the design stage of this project with specifications working to the Approved Document to Part M (2004) and beyond minimum guidance where practicable. This Statement has been prepared to identify access issues and resolutions relating to this proposal.

1.1 Access Philosophy

The Developers have worked closely with the end users and are committed to a policy of inclusion, equality and accessibility in the delivery of its services to members of the public and in the employment opportunities available to existing and future traders employees. The design and layout of the scheme has been developed to recognise the diversity of individual abilities and that discrimination is addressed in both the physical attributes of the building, the management practices that each end user / tenant adopts. These principles have been considered and procedures have been included within this statement outlining the commitment

maintained.

Both ALDI and M&S are committed to ensuring that the facilities provided and manage afford its customers, clients and employees the opportunity to maximise their individual abilities and enjoy a safe and where possible, independent participation. This is equally as important for the end users of the MSDP building as this is a bespoke facility for people with a recognised disability therefore the safety and well-being is paramount for the users of the building.

It is the responsibility of the Manager to open the building in mornings, for ALDI and M&S this will be an appointed store Manager / Assistant Manager, The MSDP facility will have management staff that are specific key holders. They should check for any hazards as he/she is unlocking the building and switching off the alarm and raising the Security shutters.

At night the Manager will check that the building is empty prior to locking up and set the alarm and lower the Security shutters (where applicable).

In case of fire the Store Manager or appointed Fire Marshall will call the Fire Brigade. The Manager for ALDI and M&S and the Fire Marshall

for MSDP should ensure everybody has exited each respective building and are assembled in the car park at a designated point, then checks can be made that everybody has safely exited the buildings. The correct fire fighting equipment may be used to tackle the fire, but only if the person using it is not put in any danger, alternatively await the Fire Brigade.

1.1.1 Management Policy

Aldi and M&S have a policy on consultation whereby disabled customers and members of staff can comment on access issues. These comments are subsequently addressed or considered then implemented depending on their urgency.

1.1.2 Sources of Guidance

The Developers Architect has used the Approved Document to Part M of the Building Regulations (2004 edition) and BS 8300:2001 as primary sources of reference for implementing their policy of inclusive design in this development. The access management plan has been developed through close liaison with the Disability Rights Commission, key staff are required to attend relevant conferences and training seminars.

2.0 Approach

Access to the site will be by the following routes:

2.1 Car

The main vehicular access to the site will be via the existing traffic light controlled access from Queens Drive / Mill Lane.

2.2 Pedestrian

The existing site access from Queens Drive will be improved for pedestrians a dedicated pedestrian route into the site will be provided. This will allow for a rational movement of pedestrians into the site, additionally a new pedestrian link is located on Queens Drive connecting the unit entrances, providing a safe and direct route through the site via designated crossing points within the car park.

The proposals will be fully DDA compliant with level access routes and the site will be gently graded to allow for free flowing unobstructed movement.

2.3 Bus

The site is easily accessible by public transport with existing bus stops positioned on both sides of Queens Drive and other existing bus stops located a short walking distance from the site.

2.4 Access Routes

Vehicular access is via Queens Drive for the visitors/customers and staff. Pedestrian access is via the existing vehicular access as well as the dedicated pedestrian route on Queens Drive.

Pedestrian crossings are clearly provided across the site to each proposed unit with clear signage meeting BS 8300.

Tactile paving as outlined in Approved Document M is provided with drop kerbs to all pedestrian routes across the site with demarcated pedestrian zebra crossings.

2.5 Parking

In accordance with current DDA standards, 4No disabled spaces are located adjacent to the Aldi store, 3No disabled spaces in front of M&S Store and 2No to the front of MSDP Unit for use by the public.

These will be 6m x 3.6m with level footpaths.

Additionally, 5No Parent & Child spaces are provided for the Class A unit and are located close to the store entrance. These will be 5m x 3.1m.

Clear signage will be provided to de-mark these spaces, so they are clearly identifiable from normal spaces. External lighting is provided throughout the parking areas as enclosed drawing 5016-G-102.

2.6 Cycle / Motorcycle Parking

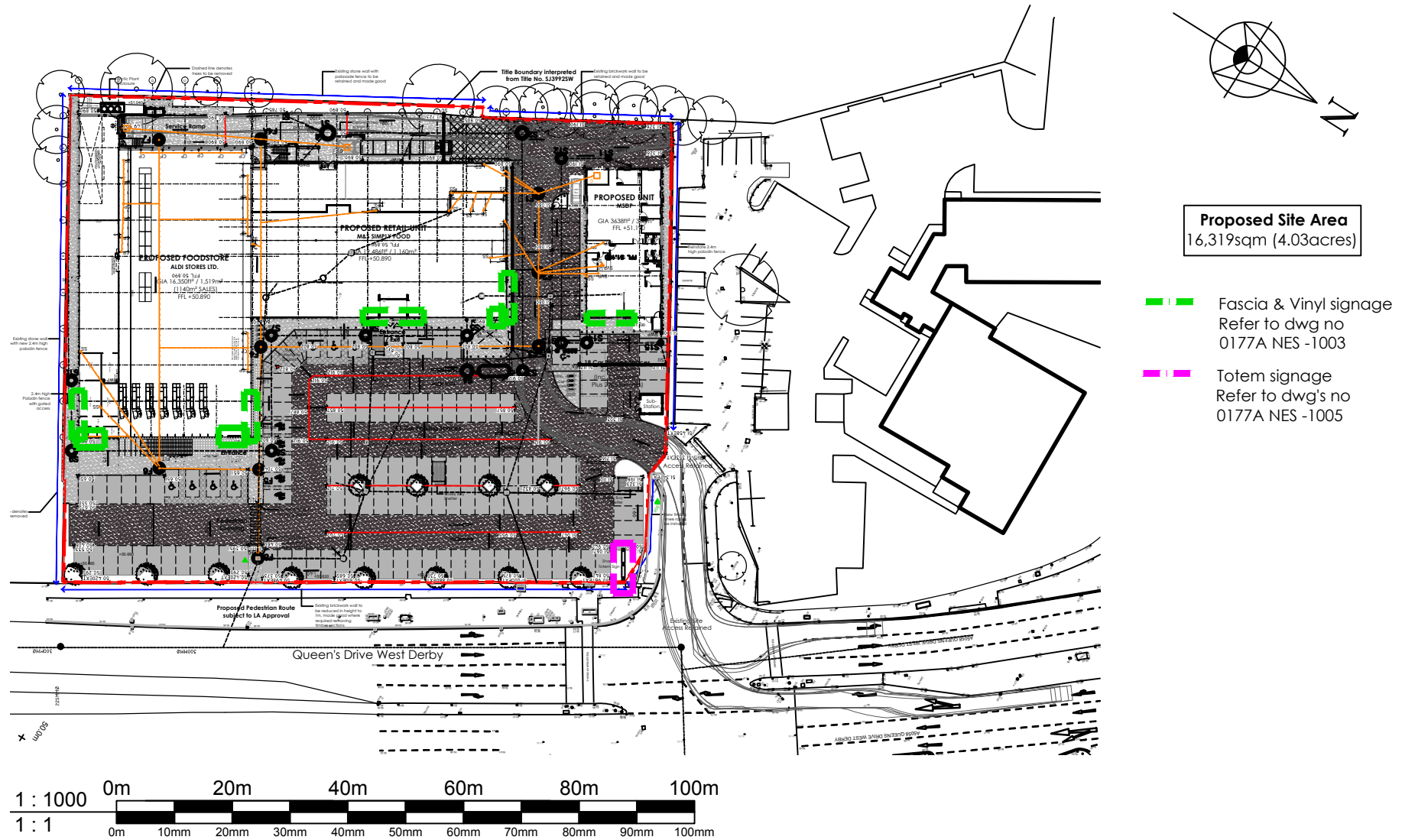
15No. spaces to the retail and 10No. spaces provides for the MSDP, these are located adjacent to each building.

5No. Motorcycle spaces will be provided, this are located between the two retailers.

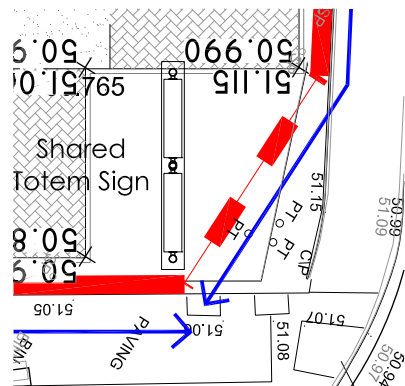
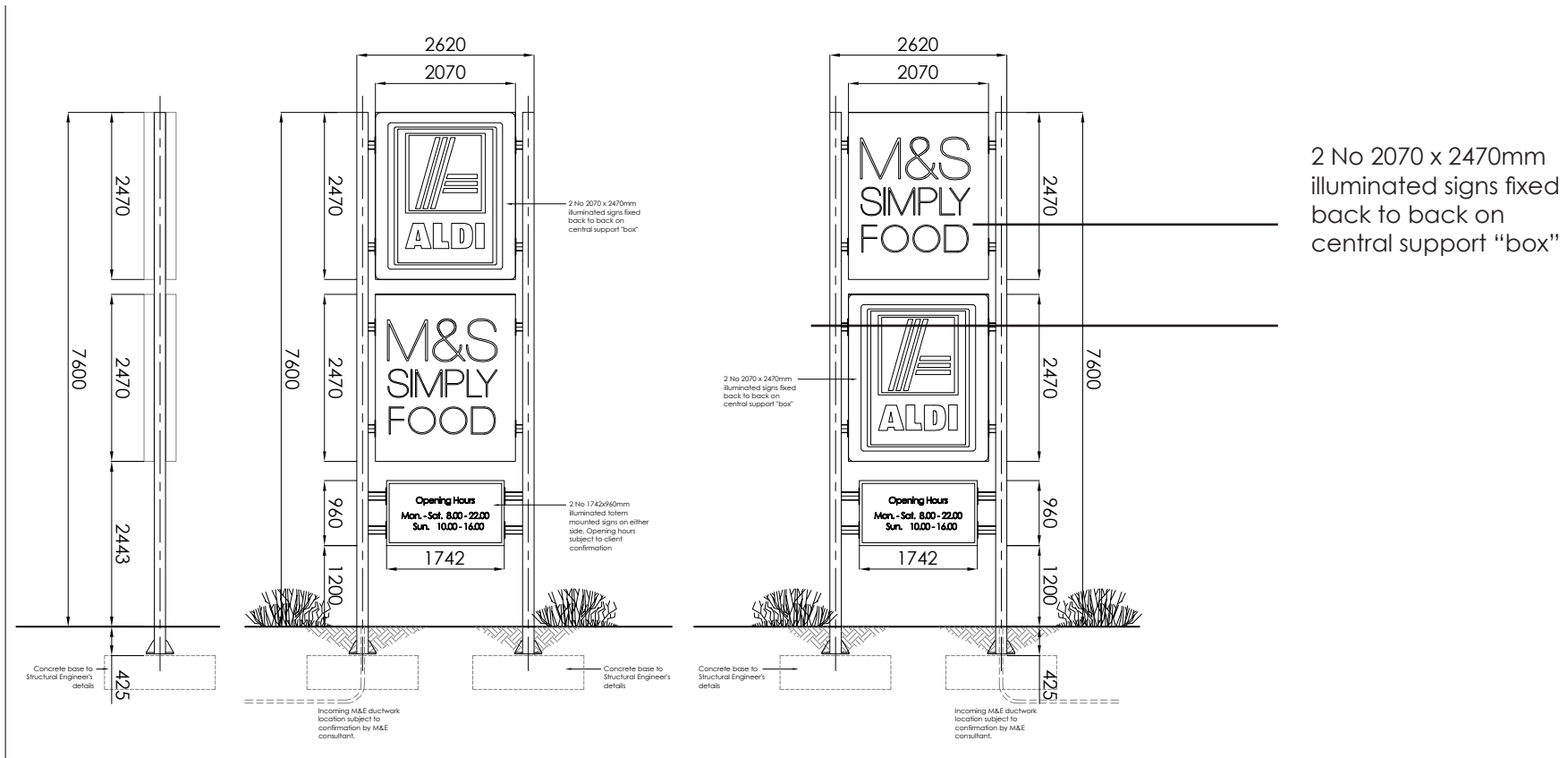
2.7 Taxi Drop Off /Pick up area

The Taxi drop off area is located adjacent to the M&S store entrance, this is deliberately positioned in a central location within the development.

Site Plan with Signage Indicated



Pedestrian Directional Signage



3.0 Building

3.1 Main Entrance

Access to the ALDI and M&S store is level access in accordance with all DDA requirements via the main entrance PIR automatic operated doors, providing a minimum clear opening of 1100mm. The side glazing and sliding doors will incorporate manifestation at 900mm & 1500mm from FFL in accordance with approved documents K & M of current BREGS.

Access to the MSDP is level access in accordance with DDA requirement, the main entrance doors are power assisted therefore a push pad will be located in a suitable location both internally and externally to allow visitor access. All glazing will have manifestation at 900mm and 1500mm above FFL in accordance with doc K & M of BREGS.

3.2 Internal Accessibility

All light switches scheme wide are to be located at a maximum height of 1200mm above floor level.

All circulation route doorways to have a min masons opening width of 1010mm and therefore comply with DDA requirements.

All WC cubicles have a minimum 450mm ø space for manoeuvring.

Minimum 1500mm ø turning circle to all kitchen and reception desk areas.

3.3 Horizontal Circulation

The ALDI and M&S Warehouse areas will provide wide passageways and circulation routes for easy access by all staff. Passageways will be equal to or exceed the minimum specification of 1200mm in Approved Document Part M (2004 Edition).

ALDI floor surfaces will be of a concrete construction with terrazzo tiled finish in the sales and amenity areas. M&S floor surfaces will be of a concrete construction with Amtico flooring finish to the sales and amenity areas (The floor finishes are subject to specific tenant fit out and could change).

MSDP ground floor surfaces will be concrete construction with a Polysafe Wood FX PUR vinyl finish, colour to be confirmed, corridors/

kitchens/wc's floor finish to be Polysafe Verona PUR anti slip vinyl finish colour tbc. The office surface finish will be Forbo Tessara Alignments carpet tiles, colour tbc. All vinyl flooring achieves a PVT +36 Rating (R10 slip rating).

It will be level and compact to allow for easy passage by staff wheelchair users, people with ambulant disabilities, people with visual impairments within the warehouse and amenity areas.

Following the guidance in Part M of the Building Regulations, the effective clear width of access doors will exceed the minimum effective clear width of 750mm similarly the corridor widths meet the 1200mm dimension detailed. All necessary circulation doors will be complete with vision panels following guidance. In addition, the opening force of the doors will be minimised as far as possible to meet the 20 Newtons detailed by the Building Regulations. As specified in best practice guidance, door furniture will contrast visually with the surface of the door and be clearly identified.

The Staff room facilities within the amenity area to the ALDI do not currently satisfy the design considerations as listed within Approved document M1 item 4.16 as they currently satisfy the clients Fit out requirements.

The Client should review these requirements and satisfy items as listed within document M1 – 4.16 at the position when these facilities become required and modifications to the layout to satisfy Diagram 16 and items 4.16 a, b, c & d.

3.4 Vertical Circulation

Wc's floor finish to be Polysafe Verona PUR anti slip vinyl finish colour tbc. Stair edges to be fitted with Gradus nosing with contrasting colour insert, with minimum 30 point LRV difference to flooring.

Handrails and balustrades to stairs in the MSDP to be fully compliant with requirements of approved documents K & M.

MSDP building provided with a lift to all floors, lift spec is proposed Keighley Lifts economy range (or similar) capable of taking 8 passengers.

A designated disabled refuge is provided to the 1st and 2nd floor of the MSDP with a call point connected to the reception desk should assistance be required.

3.5 WC Provision

WC facilities for ALDI;

- 2No. wc's 1 male and 1 female are located with the amenity block for staff use.
- 1No. disabled wc/customer available from the sales floor.

WC facilities for M&S;

- 2No. unisex wc's, these are located within the back of house for staff use.
- 1No. disabled wc which is located within the back of house for staff use.
- 2No. female (1no. accessible cubicle) wc's, these are located to the rear of the sales area and are dedicated for customers.
- 2No. male (1no. accessible cubicle) wc's, these are located to the rear of the sales area and are dedicated for customers.
- 1No. disabled wc which is located to the rear of the sales area for customer use.

WC facilities for MSDP;

Ground Floor

- 4No. unisex wc's, these are located in centre of the ground

floor.

- 1No. disabled wc which is located in centre of the ground floor.

First floor

- 4No. unisex wc's, these are located in centre of the first floor.
- 2No. children's wc which are located within the Crèche area.
- 1No. w.c. included in shower room located in centre of the first floor.

Second Floor

- 4No. unisex wc's, these are located in centre of the second floor.
- 1No. disabled wc which is located in centre of the second floor.

Please note – Disabled w.c.'s are fitted with emergency pull cord.

3.6 Staff / Customers Access.

The ALDI and M&S store will be accessed by the Store Manager through the main entrance sliding doors via a key switch box located close to the entrance which will activate the shutters and sliding door.

The Manager will then continue through to the Alarm panel and deactivate. Automatic doors are fitted with an overhead PIR sensor to allow them to open upon approach.

The Customers access will be via the main Sliding access and exit doors activated at the stipulated opening times. Automatic doors are fitted with an overhead PIR sensor to allow them to open upon approach.

The MSDP will be primarily accessed via the Kitchen door, which will be the 'staff entrance' and all visitors will use the principle access/ egress from the front of the building.

4.1 Emergency / Fire Philosophy

The emergency evacuation provisions are to allow the swift, controlled evacuation of the building meeting Building Standards.

Please refer to drawing 12402-340 (For ALDI) and 12402-405 (For MSDP) for details of the following:-

- signage
- fire alarm/detection system

- emergency lighting
- fire barriers
- smoke detection
- fire extinguishers

4.2 Fire Risk Assessment and Emergency Plan

It is standard practise for Retailers to have a store specific Fire Risk Assessment and Emergency Plan this will be available prior to occupation. Once the building becomes functional staff and all new employees will be inducted about the plan should an emergency situation arise.