

Access Statement Guidance

Model Statement for a Minor Proposal

Access Statement for Change of Use of Corner Shop to Hot Food Take Away

Context

The shop is in an elevated position sharing a front hard-surfaced area with neighbouring retail units. The hard surface is used as an informal parking area by customers and is accessed via driving over a kerb (damaged) at the other end of the row of shops. Beyond this is the public footpath. The main frontage is currently accessed via two steps and a UPVC door, which gives an opening width of 690mm and has a 50mm frame at the bottom forming a potential trip hazard and additional barrier beyond the level of the steps. The applicant wishes to change the use of the shop, redesign the inside and change the shopfront to one that gives an eastern flavour to the building

Introduction

We are a small business wishing to acquire a corner shop to use as a Chinese hot food takeaway. Currently the main frontage is accessed and approached via a shared hard surfaced area used as an informal car park by patrons of the small row of businesses in the high street. Vehicular access to this area is obtained from driving over the kerb at the far end of the row. A 2m footpath surrounds the private car parking area in front of our shop. The path is owned by the Council.

The shop currently has two steps and a worn red looking UPVC door.

We have shown our access improvements on the plans submitted with the planning application, numbered EG1 and EG2.

Statement of Intent

As a small business wishing to establish itself in the local area we wish to offer a friendly service that is responsive to customer needs. We fully intend to comply with all current regulations and good practice. However we feel the building has some physical limitations. It remains though our intention to make the scheme as accessible as possible in accordance with local planning policy and the Disability Discrimination Act (DDA). In addition, we intend to ensure that all staff are trained in order to ensure an accessible service is provided.

Sources

We have referred to:

- The Council's Disability Design Standards
- Taken advice from the local building control surveyor and used as our main source of reference the standards in Approved Document Part M (2004) in so far as it is relevant.
- In addition, we have contacted the Disability Rights Commission (DRC) helpline regarding staff training.

Consultation

Since we are not open for business yet we have not been able to obtain the views of any customers. However, we have spoken to the Council's Access Officer, the Local Building Control Department. The scheme is based upon the advice they have given. Once we're established we intend to obtain feedback from our regular customers in the form of a questionnaire in the shop.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
<p>Car parking One space to be marked out outside shop on shared area specifically for disabled car users in line with local design note standard. Area to have hatched manoeuvring space to double up as clear approach way to shop. We will monitor its use.</p>	Planning and Building Regulations	Planning
<p>Bus Stop Nearest bus stop 75 m away.</p>	Planning & Highways	N/A
<p>Delivery Service We will offer a delivery service where the charge is waived for orders over £6 or automatically for anyone who has access difficulties getting into shop.</p>	DDA	Through management
<p>Routes to entrance Hatched area (1.2M wide) leads to bottom of proposed ramp. Area to be managed to ensure route kept clear at all times. Street lighting on edge of site considered adequate</p>	Planning and DDA	Planning and management
<p>Entrance</p> <p>A) Installation of external ramp on shared area alongside frontage. Gradient 1:15 with appropriate handrails, landing, upstand. Stepped alternative with corduroy tactile paving, handrails and nosings in line with AD Part M and council disability design standards.</p> <p>B) New frontage designed to create 1M opening with flush threshold with top of surface.</p> <p>C) Door half glass half solid with lever handle. It will require an opening force of no greater than 20Nm.</p>	<p>A) Planning and Building Regulations</p> <p>B) Planning and Building Regulations</p> <p>C) Building Regulations</p>	<p>A) Planning</p> <p>B) Planning and Building Regulations</p> <p>C) Building Regulations and management</p>
<p>Floor Space Customer area/service area to be tiled with slip resistant surface but compromises need to be made to ensure ease of maintenance for spillages etc. Area to be well maintained</p>	Building Regulations/ DDA/Occupiers Liability	Building Regulations and management

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
<p>Counter/Service area</p> <p>A) Low counter area to be created away from till for security reasons (800mm height).</p> <p>B) Induction loop pad and sign provided near till</p>	<p>A) Building Regulations and DDA</p> <p>B) Building Regulations and DDA</p>	<p>A) Building Regulations</p> <p>B) Building Control</p>
<p>Toilet facilities</p> <p>No major alterations proposed at this time. Refurbishment to be carried out to include alterations to make suitable for ambulant standard. Not to be used by members of the public</p>	<p>DDA Part II (Employment)</p>	<p>Management</p>
<p>Décor</p> <p>Colour scheme to be designed to include colour contrast between walls, floors, counter door and ironmongery</p>	<p>Building Regulations and DDA</p>	<p>Building Regulations and management</p>
<p>Other Management Issues</p> <ul style="list-style-type: none"> * Large print menu on wall with simple background in line with RNIB guidance. * Staff to read information on request and offer appropriate assistance * Fax machine and mobile phone printed on menu and made known on all promotions to give alternative ways of placing orders 	<p>DDA</p>	<p>Management issues.</p>
<p>Evacuation:</p> <p>Evacuation by customers via entrance door. No specific alternatives proposed due to minimal fire risk on customer side</p>	<p>Building Regulations Fire Regulations and DDA</p>	<p>Building Regulations and management</p>

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