Design and Access Statement for infill of loading bay of existing industrial unit at Jungle Trade Supplies Ltd, Staden Lane, Buxton.

Design: The existing industrial unit is located on an estate of similar buildings. The original building is portal frame construction with plastic coated profiled metal cladding, corners and fascias along with a dado stone faced cavity wall @ ground level. It has been extended at the rear with a mono pitched lean to portal structure clad in a similar way. The building was designed in such a manner as to blend in with other similar buildings in the area.
In a recent planning approval the building has been sub divided to provide accommodation for small engineering /manufacturing or storage and service industry type businesses.
This application is for the infilling of the rear loading bay of the Jungle Trade Supplies unit to provide additional covered storage.

The owner, Mr. S Barber acknowledges his obligations under the requirements of the DDA to other disabled persons and has made alterations to suit wheelchair and/or other disabled person to enable them to use the facilities of the units accordingly as part of the recent planning approval. This new application does not negatively impact on the existing facilities.

As part of the recent planning approval:-

Access to Building
A level approach has been provided from the boundary and car parking areas as per approved document M.

On-site car parking and setting down
The existing car parking provision has been maintained against the southern boundary with additional spaces created. This application to infill the loading bay is to facilitate covered storage for the owner's business and will not generate any additional parking demand.

Hazards on access routes
All outward opening windows, below 2.0m above ground level, have been fitted with restrictors in order that windows do not project more than 100mm from the face of the building.

Accessible entrance
The new main entrances to the building have been provided as per approved document M consisting of a 1m clear opening width door with an adequate opening mechanism providing a max 20N opening force.

Internal doors

All internal doors comply with approved document M

Corridors and passageways

1). Elements such as columns, radiators and fire hoses, will not project into the corridor, or where this is unavoidable, a means of directing people around them, such as a visually contrasting guard rail will be provided.

2). There will be no floor surface finishes with patterns that could be mistaken for steps or changes of level.

3). Floor finishes will be slip resistant.

Switches, outlets and controls

1). Wall-mounted socket outlets, telephone points etc. will be located between 450mm and 1000mm above the floor

2). Switches for permanently wired appliances will be located between 450mm and 1200mm above the floor unless needed at a higher level for particular appliances

3). All switches and controls that require precise hand movements will be located between 750mm and 1200mm above the floor.

4).Simple push button controls that require limited dexterity, will be not more than 1200mm above the floor.

5).Pull cords for emergency alarm systems will be coloured red, located as close to a wall as possible and have two red 50mm diameter bangles, one set at 100mm and the other set between 800mm and 1000mm above the floor.

6).Controls that need close vision will be located between 1200mm and 1400mm above the floor so that readings may be taken by a person sitting or standing (with thermostats at the top of the range).

7).Socket outlets will be located consistently in relation to doorways and room corners, but in any case no nearer than 350mm from room corners.

8).No lights are to be operated by public.

9).The operation of switches, outlets and controls will not require the simultaneous use of both hands, except where this mode of operation is necessary for safety reasons

10).Switched socket outlets will indicate whether they are 'on'.

11).Mains and circuit isolator switches will clearly indicate that they are on or off.

12).Front plates will contrast visually with their backgrounds.

Sanitary accommodation generally

As part of the recent planning approval a dedicated unisex disabled toilet has been provided for use by disabled staff and customers which complies with approved documents M.

Staffing

The duties of the staff should not be an obstacle to ambulant disabled persons, and the Company would make all reasonable adjustments to the workplace to ensure other disabled persons are able to perform the normal duties in serving customers.