



PLANNING STATEMENT

Proposed Construction of Accessible Entrance Ramp to
Shopfront at 75 Ellison Street, Jarrow

Proposal

The works comprise the construction of a fixed access ramp at the principal entrance to the ground-floor shop, designed to comply with the intent of Approved Document M: Access to and Use of Buildings. The ramp will replace the existing step condition with a gently sloping approach that facilitates access for wheelchair users, people with reduced mobility and those with pushchairs.

Ramp geometry and compliance

The proposed ramp has a rise of 120 mm over a length of 1500 mm, giving a gradient of 1:12.5, which is shallower than the maximum 1:12 gradient typically recommended for public buildings under Part M guidance. This modest gradient and short flight length fall within the range of ramp gradients and flight lengths accepted for accessible entrances to commercial premises.

Level landing space will be provided at the top and bottom of the ramp to allow safe manoeuvring and door operation, in accordance with the principle in Part M that ramps should have clear, level landings at changes of direction and at building entrances. The ramp surface will be specified as slip-resistant, suitable for external use, consistent with guidance that ramp surfaces should remain safe, particularly when wet.

Materials and finishes

The ramp will be formed in durable construction appropriate for an external entrance ramp to a small shop, with a solid, stable surface suitable for wheelchairs and pedestrians. The new floor finish to the ramp and adjacent threshold will be carefully selected to match the appearance and quality of the existing contract finishes to the shopfront approach, so that the intervention integrates visually with the current streetscape and shop design.

Any junctions between existing and new finishes will be detailed to avoid trip hazards and to maintain a minimal change in level at the door threshold, reflecting the Part M aim of providing an accessible threshold that does not impede wheelchair access. The colour and texture of the ramp surface will provide adequate visual contrast with the surrounding paving and the shopfront threshold to assist partially sighted users.

Access and Use

The ramp is intended to serve as the principal means of access from the public footway into the shop, providing an inclusive route for all users. By replacing the existing step arrangement with a compliant ramp gradient and suitable landings, the proposal supports the objectives of Approved Document M to provide reasonable provision for access to and use of buildings for people with disabilities.

The works are limited in scope, are wholly within the curtilage of the existing shopfront, and will not adversely affect neighbouring properties or pedestrian movement along Ellison Street. The proposal therefore represents a modest but important enhancement to the accessibility of the premises, achieved with minimal visual or physical impact on the existing building and surrounding public realm.