

Statement to Listed Building Consent Application for Entrance Ramp

Project Name: Levels Digital and Gaming Hub
Project Number: ED3024-0055
Date: October 2025
Proposal: Refurbishment of listed former Whittles furniture store to create a digital and gaming hub
Site Location: 6-8 Duke Street, Whitehaven
Applicant: BEC
Agent: NORR Consulting Ltd

1.0 Introduction

This statement is to accompany a Listed Building Consent application for the installation of a ramp to the main entrance

2.0 Requirements

The access strategy developed and agreed with the building owners and occupiers defines the need for wheelchair access into the building and throughout the ground floor and upper levels. This will also comply with the requirements of Building Regulations Approved Document Part M. To enable this the former lift has been replaced with a wheelchair access lift which has been granted Listed Building Consent (4/24/2247/0L1, condition 3, consent granted 10.04.2025). Wheelchair accessible toilets and refuges for means of escape from fire are also included.

The existing main entrance has a step to the street, as illustrated on the photograph below.

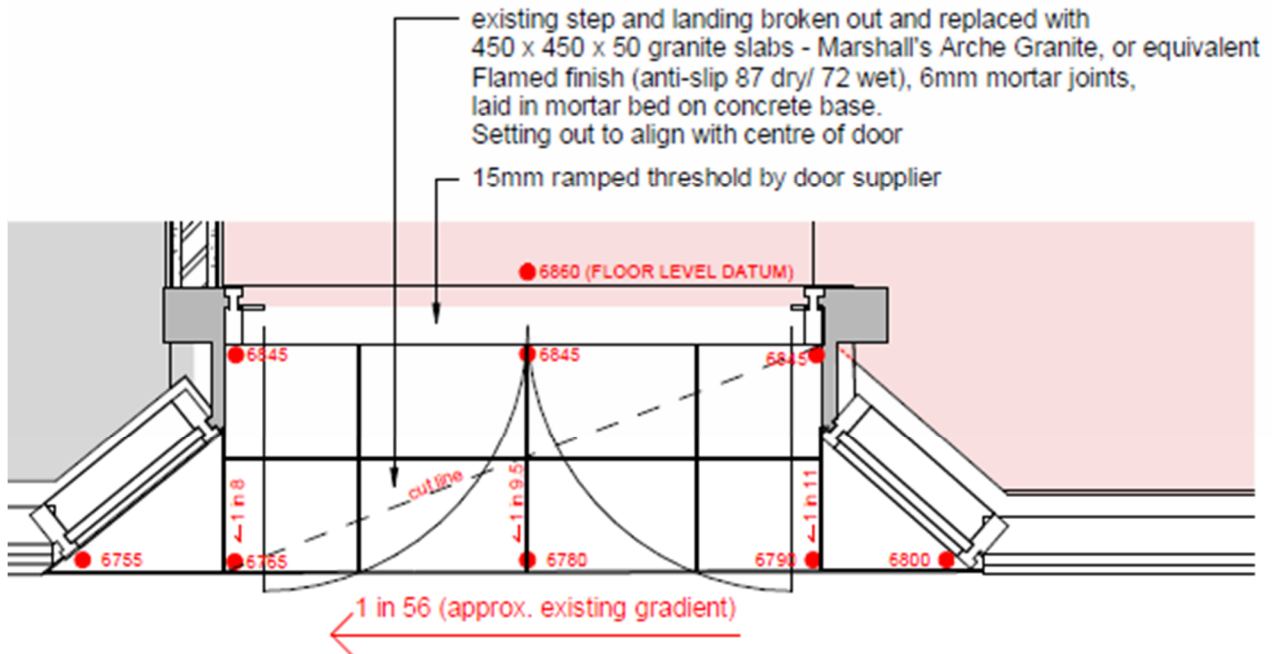


The adjoining public footpath slopes across the existing step which varies in height from 60-90mm. The step is damaged and regardless of the requirement for wheelchair access, presents a trip hazard under present guidelines (as it is below minimum recommend height)

3.0 Solution

The solution proposed is to remove the existing step and landing within the entrance recess and replace it with anti-slip paving to form a short ramp, configured to take account of the fall in pavement across the opening. The door will be fitted with a ramped threshold (max. 15mm) in accordance with accessibility guidelines.

As illustrated on drawing DGHW-NOR-XX-00-DR-A-90101 (excerpt below).



The ramp is steeper than current guidelines in Approved Document Part M but has been accepted in principle by Building Control as the height over the door width is within 75mm and in consideration of the constraints of an existing listed building and the adjoining public footpath levels.

The Marshalls' Arche Granite paving selected is grey granite to compliment the street paving and meet slip resistance requirements.