

Design and Access Statement

Site address:

16 Lindale Avenue
Manchester
M40 3LX

Date: 15th February 2022

Contact details

Applicants name

Name: Mr. Thomas Connor
Address: 16 Lindale Avenue
Manchester
Post code: M40 3LX
Telephone:

Agents name

Name: Northwards Housing
Address: Unit 11 Hendham Vale Industrial
Park
Post code: M8 0AD
Telephone: 07940701570

Description of development

Provide disabled ramped access into the property for resident's access

Design standard followed

Approved Document M (2004): ☒
BS8300 (2001): ☒
Design for Access 2: ☒
Other (please elaborate below): ☒

Philosophy and approach

All schemes designed by Keeley Smith take into full consideration the requirements of all Approved Documents as well as the philosophy behind them. We have also given full consideration to the guidance provided in Design for Access 2.

Key access issues of the design

The design criteria for the units has the following key issues:

- Space planning requirements as set by client.
- Proximity of new ramp to access/egress property.
- External design and materials to have anti-vandal properties together with a low life cycle costing.

Sources of advice and consultation

A dialogue between Keeley Smith, Manchester City Councils Assessment Officers (MEAP) and Mr Connor and his family have ascertained his need for ramped access into his home.

Nature and impact of environmental constraints

The scheme provides additional facilities which are urgently required by Mr Connor to provide sufficient access/egress.

The proposed ramp has been designed to allow for a sloped access with low level threshold to the proposed front door.

Proposed solutions for overcoming identified constraints

There are no relevant constraints to this design, DFA2 and Secure by Design criteria have all been followed and incorporated.