



Scheme for the Provision & Adaption for Disabled Persons

Proposed two storey roof extension including roof terrace, alterations to existing floors and basement waterproofing at

The Docs Surgery, 55-59 Bloom Street, Manchester, M13LY

Planning Reference: 124324/FO/2019

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1.0 Introduction

This application has been prepared by WhiteleyEaves in support of the application for two storey roof extension including roof terrace, alterations to existing floors and basement waterproofing at The Docs Surgery in Manchester City Centre.

The purpose of this document is to provide a scheme showing the provision/ability to adapt the building to make provision for disabled people to gain access to all areas of the development complying where possible with the standards within Design For Access 2.

The format of this document will be to assess the proposal against each of the relevant sections set out in these standards.

2.0 Car Parking

The existing surgery does not have designated private parking for patients or staff. Existing and proposed provision for disabled parking is provided by publicly available Blue Badge spaces close to the property (<10m away).

Access to the threshold of the premises from these spaces would benefit from improvement by way of a drop kerb closer to the entrance. The parking bays would also benefit from re-painted markings and new pole signs.

3.0 Building Access

The existing entrance to the surgery is by way of a single door that opens inwards off the pavement with a flush threshold. The door is power assisted and has a clear opening greater than 1m and can be opened automatically with from a push button located <900mm from floor level.

A lobby area after the entrance door includes an existing ramped access to ground floor level. The ramp has a gradient of 1:20 and includes landings at changes in direction. The ramp has an existing solid guarding and handrail at 900mm from pitch line. Due to the restricted space, the previous install has opted for a single handrail to make best use of the space and reduce obstructions.

A separate set of steps are provided adjacent to the ramp.

Existing and proposed internal doors are/will be fitted with 'D' type lever handles set at 900mm from floor level, and with clear opening widths as recommended by the Equality Act. Vision panels are provided where appropriate to the room's use.

Doors that require locking mechanisms (e.g., toilets) are/will be fitted with externally accessible catches in case of emergency.

Doors to stairs and lift lobbies are/will be fitted with auto release retaining mechanisms (in the event of fire detection) and are to be left in an open position to allow easier access for disabled persons around the public areas.

4.0 Internal Stairs

The existing building is served by a single staircase; the proposed additional floors will extend this staircase. Both the existing and extension of this staircase will comply with Part K and M of the Building Regulations.

The maximum rise is less than 1800mm and will have less than 12 risers per flight. The widths of the stairs will be 1000mm.

Due to the limitations of the existing structure, the maximum going of the treads will be 250mm, less than the recommended 280mm. The rise will be 160mm, the closest achievable to the recommended 150mm. The proposed steps will have closed risers, be non-tapered, and will incorporate contrasting strips to the leading edge.

Proposed handrails to match the existing stairs and to be 900mm vertically above pitch line and 1000mm at landing levels, to extend 450mm beyond start and end of stairs (where achievable), and to be provided to both sides of the stairs.

5.0 Lifts

The existing building is fitted with a single passenger lift that, travels from basement level to second floor level. This lift has internal dimensions greater than the required refurbishment minimums set out in the Design for Access 2 document.

The lobbies to this lift on the first and second floors are less than the required minimums, however measures have been made to improve access as mentioned in section 3.0.

A platform lift has been designed into the scheme early on to provide access to the new third and fourth floors. This lift opens directly onto waiting areas and will be clear from obstructions with a clear space greater than the required minimums. The selected lift meets the required internal dimensions set out in the Design for Access 2 document.

6.0 Toilets

The existing building included a single accessible toilet facility to the ground floor level. This toilet was found to be too small when reviewing initial drafts of the scheme. Consequently, the proposed now includes for the remodelling of this room to give internal dimensions of 2.2mx2m.

The proposed works include additional accessible toilets facilities to the basement, second and third floors. An accessible toilet was considered to the fourth floor but discarded later in the design process as this floor will only serve staff and available floor space is limited due to other design constraints (platform lift, stairs, mansard roof, set-back from building line).

All accessible toilet facilities will comply fully with the requirements set out in Design for Access 2 in respect of door openings, ironmongery, finishes and layout.

All accessible toilet facilities will open directly to public areas. Whilst this is undesirable, it was considered to be preferred over not providing additional facilities.

7.0 Surfaces and Finishes

The surfaces and finishes of all public and staffing areas are to be in accordance with the relevant Health and Technical Memoranda available. These requirements dovetail with and will supplement those set out in the Design for Access 2 document.

Toilet facilities and circulation areas are to be fitted with high performance, heavy duty homogeneous sheet and tile floorcovering with a polyurethane reinforcement. Staffing and consultation rooms are to be fitted with Universal Lite 2 ply tufted cut pile carpet (or similar).

Whilst providing the necessary maintenance and cost requirements to the project, these materials will also provide an even, slip resistance surface.

8.0 Communication Systems / Signs and Wayfinding / Lighting

Existing and proposed induction loop systems will be assessed by a suitably qualified sub-contractor on-site during construction. The specialist will be required to assess the proposed suspended ceilings and steelwork for issues relating to potential interference.

The current signage and wayfinding should be improved and updated during the works. As part of the tender package, an overhaul of existing outdated or unclear signage has been included.

The current lighting would benefit from improvements. As part of the tender package, an overhaul of existing fixtures and lighting has been included.

11.0 Sound

During the design stage, special attention was made to ensure the correct acoustic protection is given to sensitive areas in the building, namely consultation rooms.

The Health Technical Memorandum 08-01: Acoustics, sets a minimum requirement of $R_w = 56$ dB for these areas. To achieve these levels, the proposed partitions affected have been selected to use the Gypwall Quiet Wall System which will meet these standards.

12.0 Conclusion

The proposed works meets all the requirements set out in the Design for Access 2 document. This was achieved by using other documents (Health and Technical Memoranda, Approved Documents) during design stages.

The existing building has some areas that would benefit from being upgraded to bring in line with the requirements, most notably those mentioned in section 3.0 Building Access and 8.0 Communication Systems / Signs and Wayfinding / Lighting. Improvements that are part of the remit of the proposal have been included in the tendering process to ensure contractors meet these requirements.