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Plot F, Great Jackson Street, Manchester

DESIGN & ACCESS STATEMENT ADDENDUM | DECEMBER 2021

Z1-SHP-A180-RP-XX-B5D803 | REVISION P01



Summary

The following drawings and diagrams have been prepared to provide further detail on DFA2 compliance raised by Manchester City Council including:

- **01 - Communal access route widths**
- **01 - Apartment layouts compliance with DFA2**

Note regarding DFA2

The site does not meet any of the 3no requirements detailed on page 83 of DFA2 which would suggest that the apartments are required to comply with DFA2.

Notwithstanding the above, the dwellings have been designed to meet DFA2 wherever possible, given the constraints imposed by the brief and, where this is not possible, they meet or, in most cases exceed, the requirments of Approved Document M of the Building Regulations.

OVERVIEW

Level access is covered under two headings, building and apartments.

LEVEL ACCESS - BUILDING

From the entrances, level access is provided throughout the communal areas of each building. Every floor can be accessed via one of four passenger lifts in each residential tower. A separate shuttle lift provides level access from the concierge spaces to the basement car parking levels.

LEVEL ACCESS APARTMENTS

Single Level Apartments

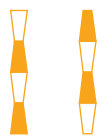
972 of the 988 apartments (98%) proposed are single level apartments - all can be accessed via level 'step- free' access via passenger lifts.

Duplex Apartments

Across the two buildings 16 apartments are two storey duplexes, the entrance storey can be accessed 'step free' and is served via passenger lift. Additionally, in line with the requirements of AD M4(1) the entrance storey of each apartment will provide the following:

- a. A room (which may be a WC/cloakroom or a bathroom) containing a WC is provided on the entrance storey or, where there are no habitable rooms on the entrance storey, on the principal storey or the entrance storey.

Duplex apartments have a private stair providing access from the entrance storey to the bedrooms above. The stair will be designed in accordance with AD K



1.0 Access routes

CORRIDOR WIDTHS

The following pages illustrate the residential circulation core and corridor arrangements within each tower. The arrangement of both towers in terms of key dimensions is replicated across each residential level.

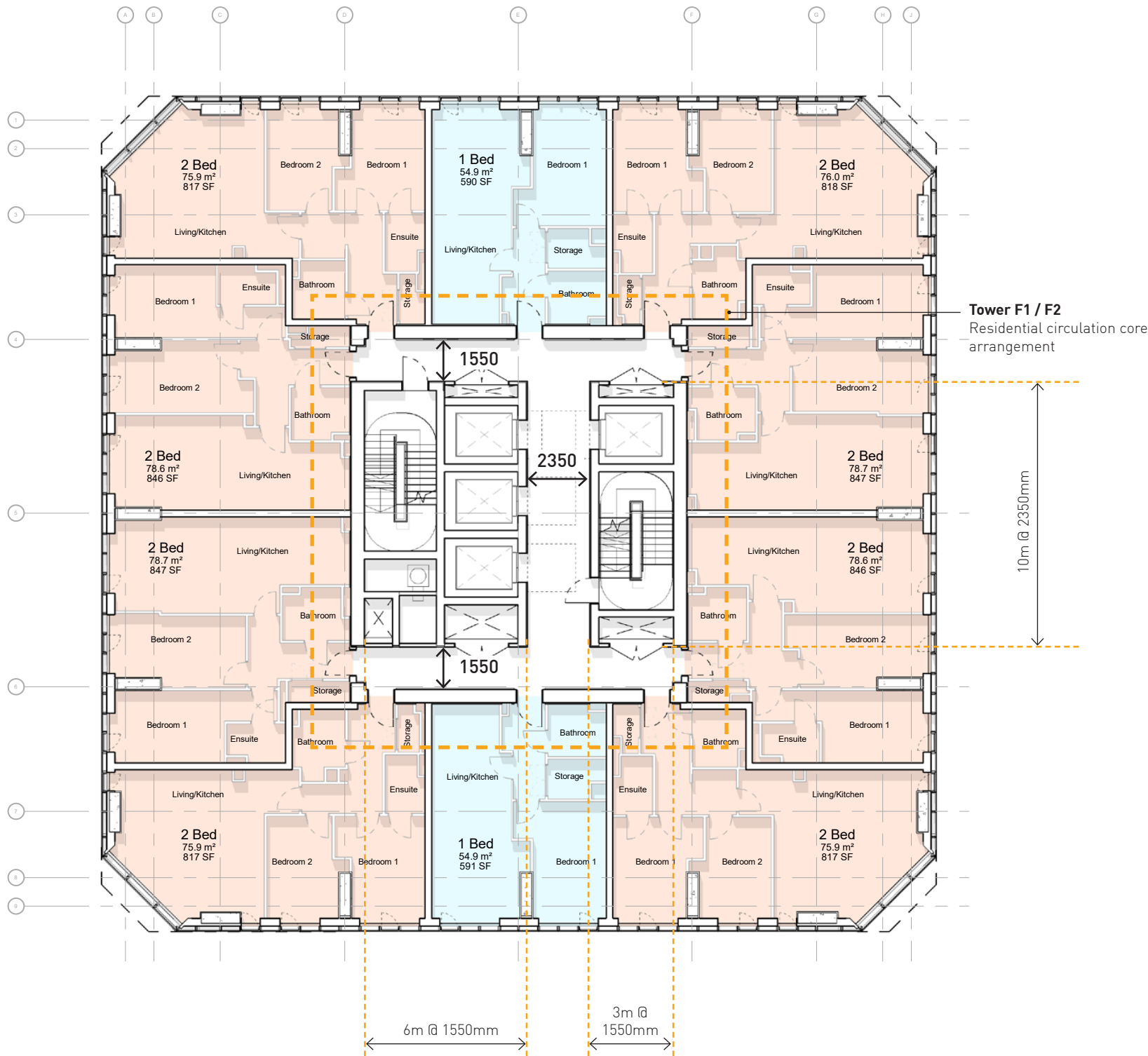
All primary circulation corridors are a minimum 1500mm wide. This is in excess of the 1200mm minimum clear width required by Approved Document M. The layout of the apartments has been carefully considered to reduce the number of facing front door apartment entrances wherever possible.

Residential lift lobby - 2100mm

The main residential lift lobby exceeds the requirements of DFA2 and Approved Document M, and fulfills a considerable proportion of the main circulation space providing a large area for passing and accommodate waiting.

Typical residential corridor - 1500mm (minimum)

The extent of the narrower element of the main circulation corridor has been minimised through the use of corner entry apartments at each end of the corridor and serves only two apartments. Although this short section of corridor does not comply with DFA2 it is considerably in excess of the 1200mm minimum width required by Approved Document M.

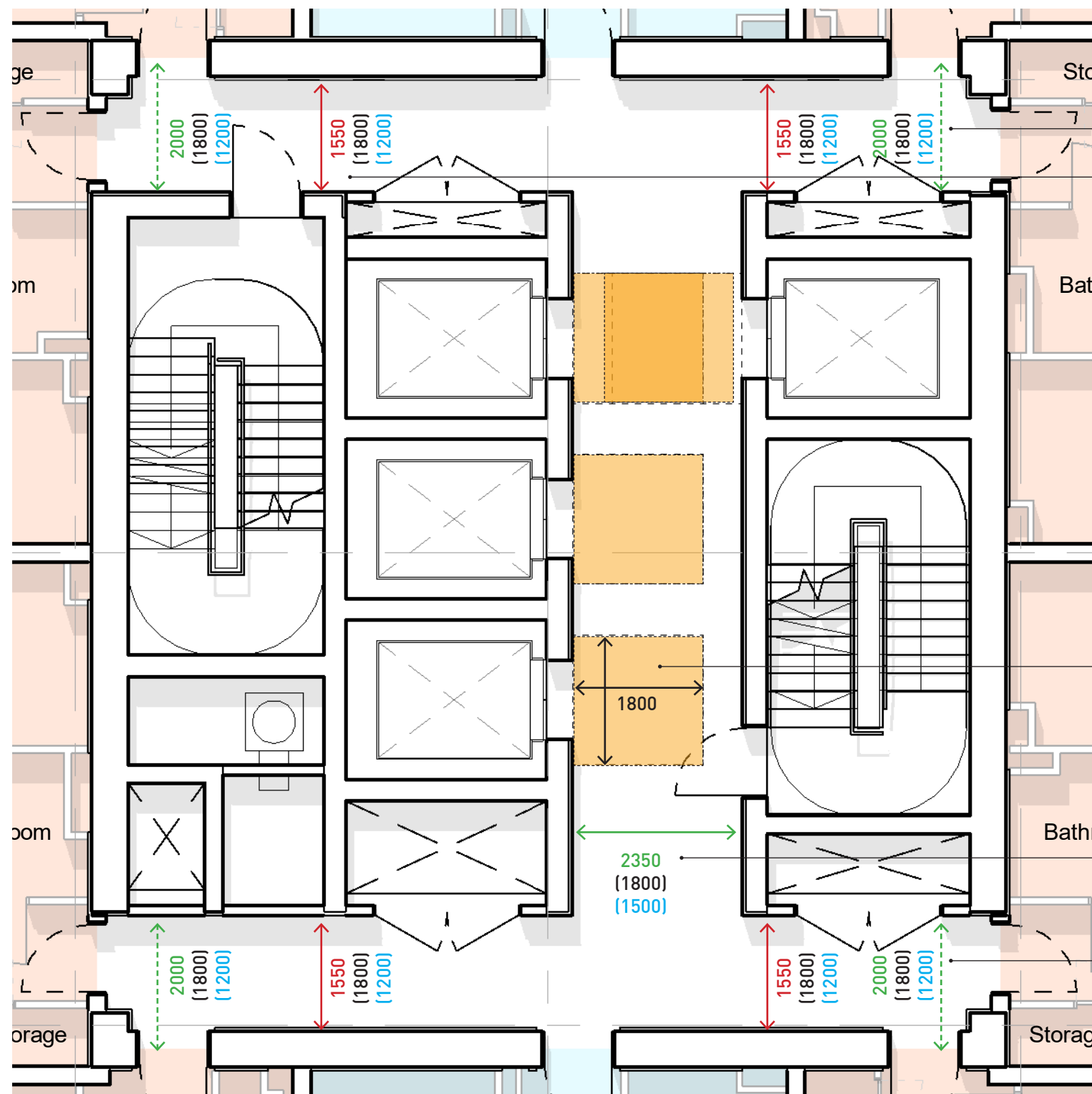
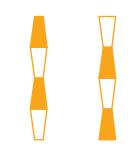


TOWER F1 & F2
Typical residential level

DFA2 14.2 - 1
Corridors and internal spaces should be a minimum of 1800mm wide.
ADM M4(2) 2.9
Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.

DFA2 16.1 - 3
There should be an unobstructed area in front of the lift entrance of 1800mm x 1800mm.

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Localised increases at apartment entrances

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Localised increases at apartment entrances

DRAWING KEY

Relevant section in DFA2

Prescribed minimum dimension DFA2

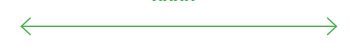
Prescribed minimum dimension Approved Document M

Achieved (DFA2 compliant) minimum dimension

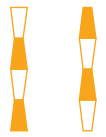
00.0 - 0
XXXXXXXXXXXX

{xxxx}
{xxxx}

xxxx



TOWER F1 & F2
Residential circulation core arrangement



2.0 Apartment Layouts

OVERVIEW

The apartment layouts in both buildings have been designed to conform to the optional requirements outlined in Approved Document M4(2) Category 2: ‘accessible and adaptable dwellings’ (AD M4 2) wherever possible - exceeding statutory minimum requirements.

Through meeting criteria it is anticipated that it will be possible to deliver homes that allow adaptation to meet the changing needs of occupants over time, including those of some older and disabled people.

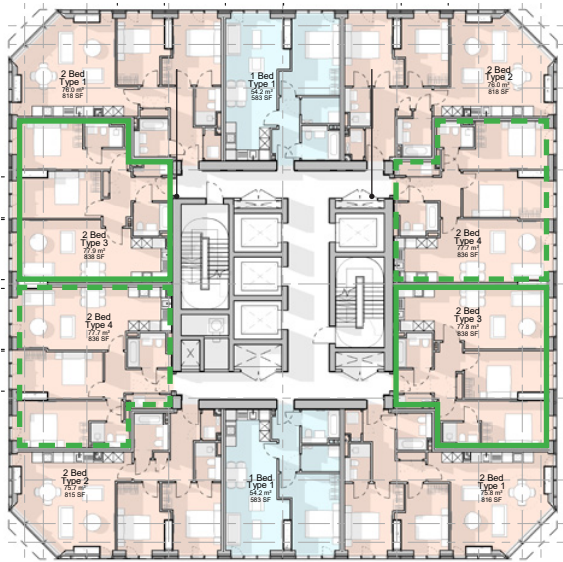
Additionally wherever possible apartments have been designed to adhere to additional requirements within Design for Access 2 (DFA2).

TYPICAL 2 BED RESIDENTIAL APARTMENT

A typical two bedroom apartment has been used to test compliance against both Approved Document M4 - Category 1 and 2 and against DFA 2 in the drawings and tables on the following pages.

The plan drawing also illustrates the way in which the apartment could be adapted, in accordance with M4(2) to be fully accesible. The main adaption required centres around the need to provide a level access shower.

The minimum feasible depth for a shower is 75mm, however due to limitations on the depth of the floor finishes zone at only 23mm, it is necessary to provide a 1:21 incline to allow step free wheelchair access up 37mm (plus 15mm threshold) in to the shower room, the overall dimensions for the en suite shower room have been increased to facilitate a 1500mm turning circle.



2 BED APARTMENT

Key plan illustrating locations of the 2 Bed Apartment (and handed variant)

2.24c
Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level

Glazing proposed full height circa. 20mm from floor level.

2.30c
The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level.

All purge vent door handles to be within this zone.

2.25c
Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.

Both sides provided.

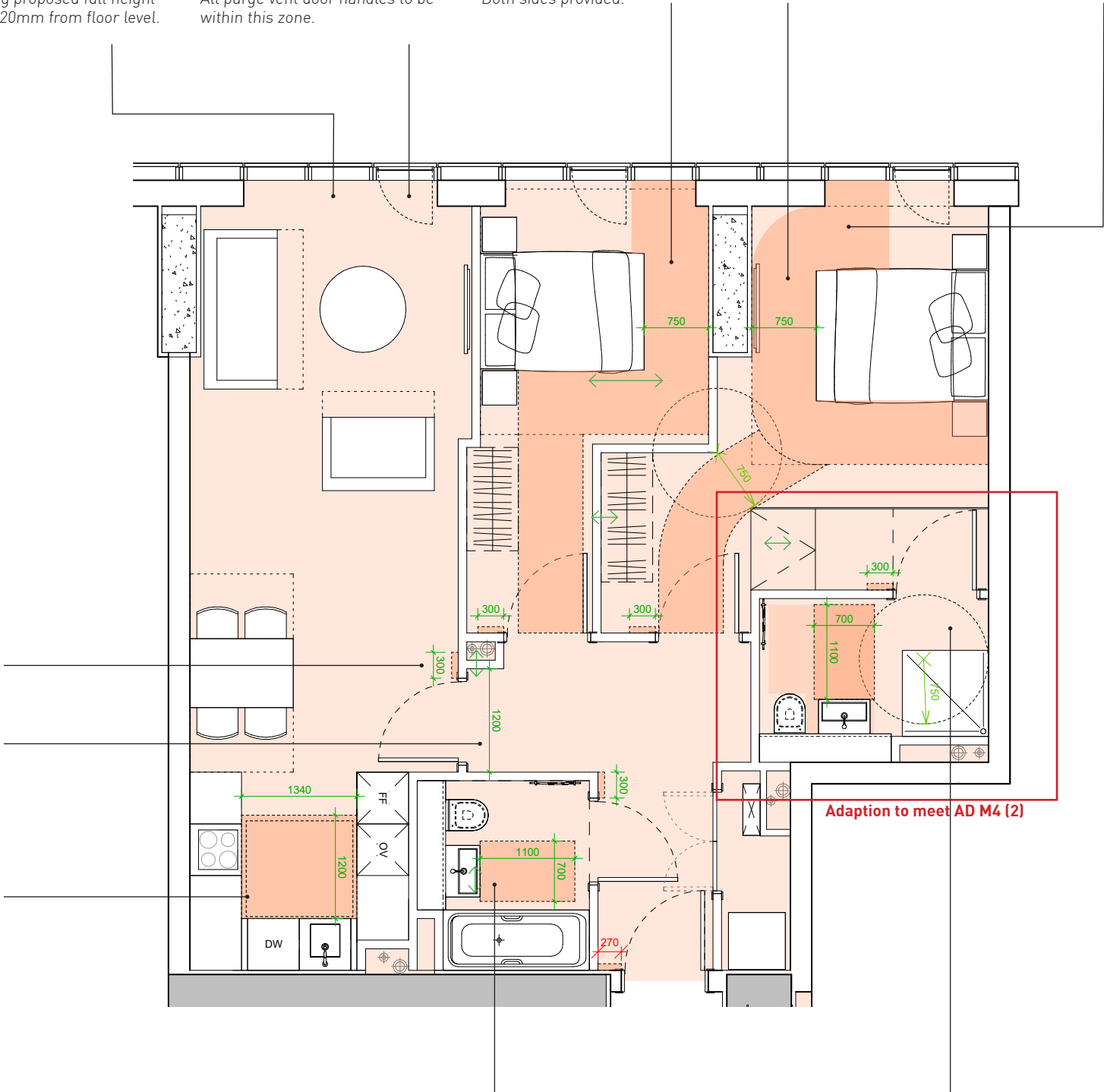
2.25b
The principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.

2.25a
Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.

2.22d
300mm nib to leading edge of every door in the entrance storey

2.22a
The minimum clear width of every hall or landing is 900mm.

2.24b
1200mm clear space in front of all kitchen units



2.29a
Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom.

2.29c
Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.

Adaption in the form of a revised bathroom arrangement and a short incline would be required to account for the 37mm change in level required to accommodate the level access shower

As an alternative to the ramp a track hoist could be provided, fixed directly to the concrete soffit above the plasterboard ceiling.

APARTMENT 2B-03

Indicative plan illustrating compliance with Approved Document M4(2)

APARTMENT 2B-03

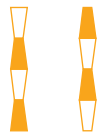
Table illustrating compliance against key dimension criteria in the Approved Document

COMPLIANCE

As illustrated in the adjacent table and plan drawing, the apartment complies with AD M4(2) and can be adapted over time to meet the changing needs of occupants.

Without the adaption to the shower the base apartment design still adheres to the vast majority of requirements of AD M4(2) in excess of the minimum statutory requirements, in a number of instances requirements in M4(2) are also exceeded.

Description	M4(1)	M4(2)	Plot F 2B-003
Doors			
Private external entrance clear width	775mm	850mm	850mm
Internal door clear width	750mm	750mm	775mm
Nib to leading edge of every door within the entrance storey		300mm	300mm
Circulation			
Hall (minimum - excluding projections)	900mm	900mm	1200mm
Living, kitchen and eating areas			
Clear space provided in front of and between all kitchen units and appliances.		1200mm	1200mm
Bedrooms			
Master			
Width		2750mm	3799mm
Length		3000mm	3150mm
Clearance to foot of the bed		750mm	750mm
Clearance to both sides of bed		750mm	750mm
Clear access route from the doorway to the window		750mm	750mm
Second			
Width		2750mm	3062mm
Clearance to foot of the bed		750mm	750mm
Clearance to both sides of bed		750mm	750mm
Clear access route from the doorway to the window		750mm	750mm
Sanitary Facilities			
Master			
Dimensions		1950x2150	1900x2660mm
WC in entrance storey			
Dimensions	850x1600mm	1450x1800mm	2200x200mm



DESIGN FOR ACCESS 2

The apartment layout is identical to that used to review against AD M4 (2) but in this instance is appraised against relevant criteria from Design for Access 2, the layout incorporates the same indicative adaption to the en-suite bathroom.

QUANTUM

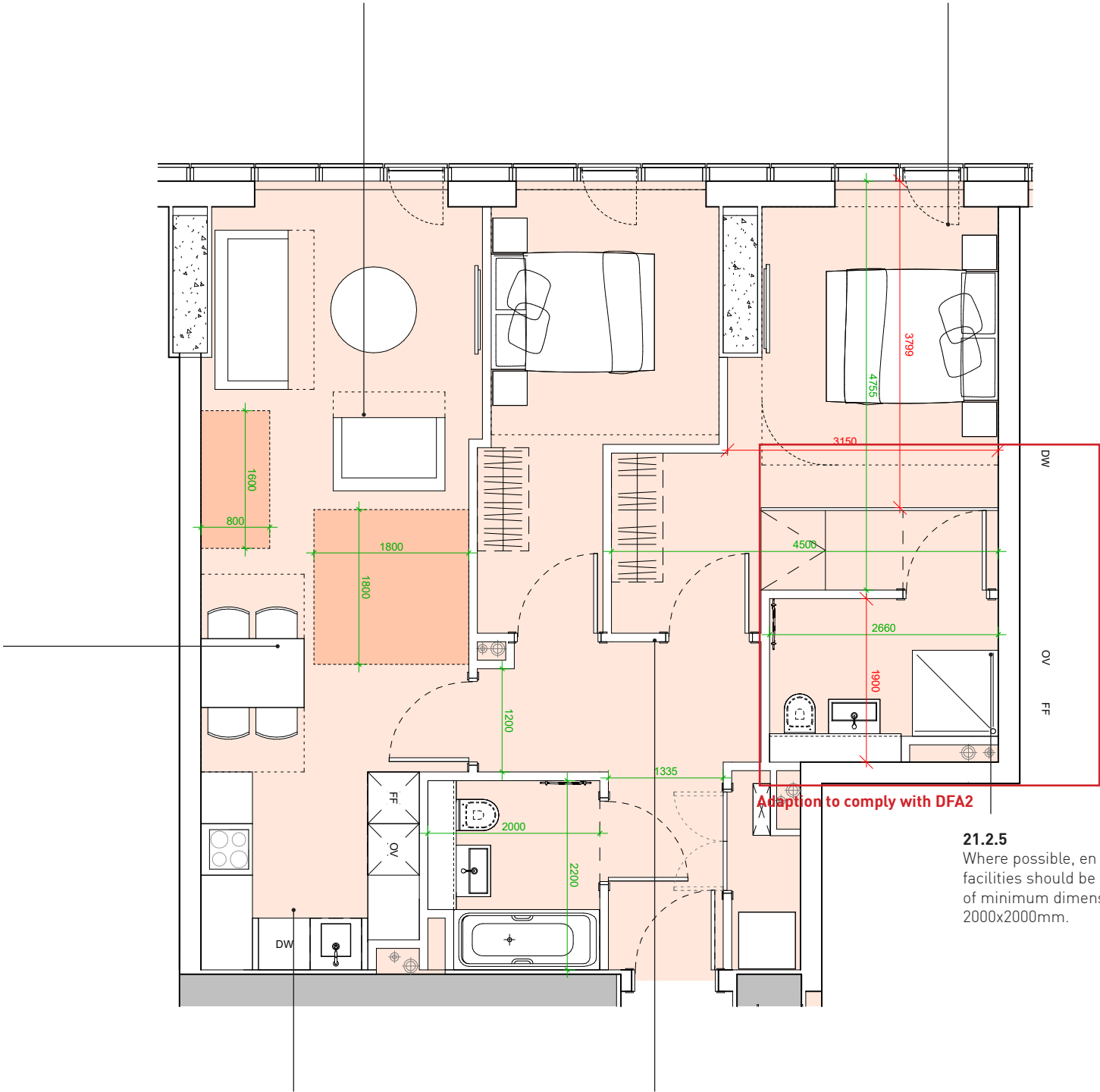
The approach outlined on the previous pages would provide the following adaptable apartments that (through necessary adaption) could fully comply with AD M4(2) and with the majority of key criteria from DFA 2:

F1/F2 Number of adaptable apartments - Type 2B 03	50
Total number of apartments:	494
Percentage of total:	10.4%

21.2.09
Circulation space of minimum 1800x1800mm should be available in kitchens after fitting-out.

21.2.1
A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter, 1600mm long x 800mm wide

21.2.3
At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000x 4000mm.

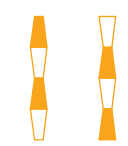


2.29a
Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom.

21.1.10
For single family dwellings, the minimum clear width of halls and lobbies should be 1200mm, with minimum clear width to passageways 900mm.

21.2.5
Where possible, en suite facilities should be provided, of minimum dimensions of 2000x2000mm.

APARTMENT 2B-03
Indicative plan illustrating compliance with Design for Access 2



APARTMENT 2B-03

Table illustrating legislative compliance against relevant DFA 2 criteria

Design for Access 2		Compliance
21.1.2	At least one accessible parking space should be provided for each dwelling.	YES 10 % Accessible spaces are provided at basement level
21.1.3	A level access route of minimum 1800mm wide should be provided to the principal entrance of each dwelling	YES
21.1.4	Single leaf external doors to have minimum clear opening of 1000mm, for double doors at least one leaf should have a clear opening not less than 1000mm. Lobbies should have 2000mm turning circle (clear of door swings). Corridors should be minimum 1800mm wide.	YES Partially compliant 1550-2350 as covered in previous pages
21.1.5	Facilities for parking and charging power wheelchairs and scooters should be provided close to function rooms, meeting rooms and communal areas.	TBC Through development of communal area brief
21.1.6	Internal dimensions of passenger lift to be a minimum of 2000 wide x 1400mm deep x 2000mm high. For constrained circumstances minimum internal size of 1100widex1400mm deep is sufficient. There should be an unopstructed area in front of the lift entrance of 1800x1800	YES YES 1800 x 1800mm in front of lift
21.1.7	For single family dwellings, external doors should have a minimum clear opening of 850mm	YES
21.1.8	All dwellings that have access to an outside area, for example a garden or balcony should provide level or ramped access	YES Shared amenity at Ground level has level access
21.1.9	Where the accomodation is split level, provision should be made for visitors to access the main living areas.	YES Duplex units only
21.1.10	For single family dwellings, the minimum clear width of halls and lobbies should be 1200mm, with minimum clear width to passageways 900mm.	YES Primary circulation min. 1200mm
21.1.11	An accessible WC, with minimum dimensions 1500x2000mm, should be provided in the entrance level within each dwelling.	YES Bathroom 2660 x 1900 mm
21.2.1	A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter, 1600mm long x 800mm wide	YES
21.2.3	At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000x 4000mm.	Partially compliant Master bedroom min. 3800 x 3150mm Master bedroom max. 4755 x 4500mm Ref. adjacent plan 4000x 4000mm = 16sqm 2B-003 = 16.7sqm
21.2.5	Where possible, ensuite facilities should be provided, of minimum dimensions of 2000x2000mm.	Partially compliant 1900x2660 (Through adaptation)
2.2.6	Where only one bathroom is provided it should have minimum 2700 x 2500mm	NA Two bathrooms provided
21.2.09	Circulation space of minimum 1800x1800mm should be available in kitchens after fitting-out.	Partially compliant 1200x1800
21.2.10	On each floor there should be no stepped changes of level	YES
21.2.11	Internal doors should have clear opening of 800mm.	YES

COMPLIANCE

As illustrated in the adjacent table, the apartment (with necessary adaption) complies with the majority of criteria within DFA 2; Section 21 - Dwellings.

The items highlighted as partially complaint are considered in further detail below:

Corridors

Covered in the previous chapter communal corridors in some instances exceed DFA 2 criteria by up to 300mm and in some areas are 300mm under the DFA 2 requirement. In all cases they are well in excess of the requirements of Approved Document M.

Bedrooms

The master bedroom is below the criteria of 4000x4000 however due to the irregular shape of the bedroom it in fact exceeds this measurement in some areas. When considered on a floor area basis the 4000x4000mm bedroom provides 16sqm of accommodation, the bedroom area proposed in 2B 01 by comparison provides 15.5sqm of floor area.

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