

105 Princess Street

Date: September 2021

Subject: Compliance with Design for Access 2

1. Introduction

- 1.0 On behalf of our client Lapwine Ltd, Lambert Smith Hampton [LSH] has submitted a full planning and listed building consent application which seeks a partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.
- 1.1 It should be noted that the proposed alterations benefit from an extant planning permission, and listed building consent, that sought conversion of all floors to office use (application reference 123410/FO/2019).
- 1.2 To ensure the validation of the application, the Council has requested an assessment of the proposals in the context of Design for Access 2. This Briefing Note therefore demonstrates the proposal's compliance with the requirements set out in Design for Access 2.

2. Design for Access 2

- 2.0 Design for Access 2 was published by the Council in December 2003 as an update to the manual published in January 2000. Design for Access 2 is Manchester City Council's best practice guidance of inclusive design standards. These standards are based upon the Social Model of Disability and as a result, in some areas, improve upon the current government guidance and regulations.
- 2.1 In the context of the proposals, the pertinent chapter is 'Buildings (other than dwellings)'. Each of the relevant components have been considered in the context of the proposals to demonstrate their accordance with Design for Access 2. These are detailed below.

Doors

- All external doors will have a minimum clear opening of 1m and will be free of projections.
- Sliding doors are proposed on the principal access to the Property via Princess Street. This will lead to a new staircase and open platform lift.
- All the internal doors will have a clear opening of at least 0.85m.
- Doors to accessible toilets will have a clear opening of 0.9m and will be free from projections.
- The leading edge of a door to an accessible area, a clear wall space of at least 0.45m will be provided.

Door and Entry Systems

- The main entrance comprises sliding doors which will be automatically activated by sensors.
- Soft closing doors will be utilised where possible and will not exceed a force of 2

105 Princess Street

Newtons when closing.

- Hold open devices for fire safety doors will be fixed at the top.
- Where appropriate, a kicking plate of 0.25m in height will be fitted on both sides of the doors.
- Vision panels comprising a minimum width of 0.15m will, where appropriate, will be fitted on doors to provide viewing of public areas.
- Any glazing doors will be highlighted and will comprise safety glass.
- All numbers and letters on entry systems will be identified by raised symbols and will include clear instructions in the appropriate font and size.
- CCTV systems will be incorporated into the Property.

Door and Window Furniture

- Door and window weights will be as low as possible for the purpose and location.
- All handles, levers, catches, keys and locks will be of an appropriate size, easy to use, and will contrast in colour / luminance from their surroundings.
- Door fastening mechanisms will be fixed at a height that does not exceed 0.9m
- Locks for private areas will be externally accessible in case of emergencies.
- Locks will be fixed at 0.85m above floor level.
- Where horizontal handles are fitted, these will be a minimum of 0.4m and fixed at 0.9m above floor level.
- Diagonal and vertical 'D' type handles will be fixed from the centre at 0.9m from the floor.
- Window fastenings will be located 0.9m above floor level.
- Catches and locks will be smooth turning.

Reception and Refreshment Areas

- The reception on the ground floor is accessible and provides lift access to all other floors.
- A minimum unobstructed space of 1.8m x 1.8m in front of the reception will be provided.

Lobbies, Corridors and Internal Spaces

- Lobby doors are positioned for an easy and unobstructed approach.
- Corridors and communal spaces will be kept clear from obstructions.
- Where appropriate slip resistant flooring will be used.
- Unobstructed turning spaces of 2m will be provided for the corners of the Property.
- Unobstructed space will be provided when approaching opening doors.

Internal Stairs

- The flights of stairs will have a maximum of 12 risers per flight and a maximum rise of 1.8m.
- The flights of stairs will have a width between 1m and 1.8m.
- Risers will be no less than 0.15m apart.
- Level unobstructed landings will be provided between flights of stairs.
- A colour / luminance contrast will be incorporated into the landings and at the top and bottom of steps.

105 Princess Street

- Appropriate lighting will be provided for all internal stairs.

Lifts

- A new lift will be installed as part of the proposals and will provide access to each floor of the Property. Sufficient space is provided for a disabled person to access and negotiate the lift.
- The area in front and to the side of the lift will be kept free from obstruction.
- Internal handrails will be provided 0.9m above floor level.
- Doors will have a sensor and an appropriate minimum door opening time.
- The door of the lift will provide a clear opening width of a minimum of 0.9m.
- The buttons outside the lift will be coloured / illuminated and will be contrasting to its surroundings.
- Control buttons within the lift will be horizontal, and centred at a height of 0.9m above floor level.
- All buttons within the lift will be identifiable with raised and braille symbols.
- Lifts will include emergency communications systems.
- Flooring, wall and ceiling finishes will be slip resistant.
- Appropriate lighting will be included within the lifts.

Toilets

- One unisex, accessible toilet will be provided on each floor of the Property.
- The accessible toilets will be of an appropriate size and will include the necessary grab rails.
- The accessible toilet doors will open outwards and will provide a clear opening of at least 0.9m.
- An appropriate door lever system will be used which is externally accessible in case of emergencies.
- Access to the accessible toilets will be clear and unobstructed.
- The necessary apparatus will be installed into each accessible toilet, including sensor controlled flushing, a wash basin, soap dispenser, hand air / towel dispenser dryer, toilet roll dispenser, coat hooks, a full length safety mirror, an emergency cord, and an emergency assistance system.
- Lighting in the toilets will be sensor operated where possible.

Showers and Bathrooms

- An appropriately sized shower room and changing room is provided on the ground floor which meets the requirements set out in Design for Access 2.
- Access to the shower room will be kept free from obstruction.
- The door to the shower room will open outwards and will self-close.
- A lever type lock will be placed on the shower room door which clearly indicate when the room is engaged.
- Floors will be slip resistant.
- An emergency pull cord, full length safety mirror, coat hooks, towel rail, wet area, adjustable shower seat will be provided to the necessary standard in the shower room.
- A fold up dry seat in the dry area of the necessary dimensions will be provided.

105 Princess Street

- An easily adjusted, portable shower spray which is thermostatically controlled will be provided.
- Counter balance and grab rails will be provided at the necessary height.
- Soap holders, a shelf for toiletries and a shower curtain will be provided where necessary.

3. Conclusion

- 3.0 Overall, it is considered that the proposals accord with the necessary and relevant provisions of Design for Access 2.