

Manchester, King Street

DFA 2 Compliance note
27/04/2021

Access to a listed building should be possible without compromising the building’s special interest.

In most cases Listed Building Consent will be required for access provision, as the proposals are likely to affect the character of the listed building.

Elements that should be particularly considered include:

- a) access to the building;
- b) reception and information areas;
- c) clear circulation within all parts of the building;
- d) identifying and providing warning of potential obstructions or hazards that cannot be removed;
- e) provision of lifts where possible;
- f) signage within the building;
- g) information in different formats, including information about parts of the building that may not be accessible.

1. Designers should aim to meet the guidance given in the relevant sections in this manual and should consult access officers, planners, conservation officers, building control officers and disabled people’s access groups, as appropriate, to ensure that an acceptable balance is reached between the provision of good access and the protection of the character of the listed building.

2. Designers should submit an Access Statement when proposing works that will affect access to a listed building. The Access Statement should identify the physical and communication barriers to access, assess the impact of access requirements on features of historic, architectural or archaeological interest or their setting, and devise a solution that reconciles access and conservation requirements.

For further guidance on Access Statements see section 30: Compliance Process.

Design for access 2

Overview

This document provides a brief commentary on how the scheme comply’s with DFA 2 and identify where compliance is not possible or limited.

The key areas where compliance as outlined in this document is limited is as follows:

- Accessibility to all areas of all floors due to the existing nature of the building.
- Provision for adaptation which is limited due to the existing fabric of the building.

The design and access statement provides a commentary and diagrams on the building design clearly demonstrating access strategies and limitations and how the design of the building addresses this whilst taking into account the listed nature of the building.



Access Statement

Guidance Principles

In redeveloping 58-66 King Street, the design will adopt an approach that will incorporate measures to facilitate access and use by all people who will work and move around the building, including people with mobility, sensory and cognitive impairments. Inclusive access will be encouraged by ensuring that, where possible:

- The development is able to be accessed by all potential visitors, regardless of age, gender or any disabilities which they might have
- The external environment, including the location and orientation of the entrance, will be legible and not act as an impediment to any potential users.
- The internal building environments can be successfully and safely used by all potential users and visitors to the building.
- Where possible, opportunities will be taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the development and to improve design standards overall.

Public Transport

Public transport is available via the existing nearby bus stops on King Street, John Dalton Street and Deansgate, and via buses and trams on Cross Street. Manchester Victoria train station is approximately 750m away.

Vehicular Access & Parking

A full Transport Statement has been produced in support of the application describing proposed vehicle parking measures.

Cycle Access & Facilities

Cycle parking is provided with secure parking for up to 24no. cycles located within the basement of 62 King Street.

Principal Entrances

The main entrances are clearly identified. The primary residential entrance is into the main lobby through the historical entrance doorway on South King Street. An accessible entrance with a ramped threshold into the lobby is provided at the corner of Four Yards and South King Street. Ramped and stepped access is available for both wheelchair users and ambulant disabled people. Door widths and ironmongery will be fully compliant with Part M.

The basement entrance for cycle storage and maintenance access will comprise power assisted swing doors on 62 King Street (South King Street elevation), leading immediately to an existing stair down to basement level.

Emergency Exit Fire Doors

All features and materials will comply with the measures detailed in the Detailed Fire Strategy provided as part of this application. A building-wide emergency procedure in case of fire will be developed, following the measures detailed in the Detailed Fire Strategy.

Where existing fire doors are being replaced, they have been designed to provide a minimum 850mm clear width opening. Where existing fire escapes are being utilised, the situation is designed to be no worse than the existing condition, and, places of safety have been identified to allow safe egress for wheelchair users in the event of a fire.

Internal Circulation - Horizontal

Main corridors will achieve a minimum 1200mm clear route within the existing building, suitable for ambulant disabled access.

Due to the nature of the existing floor level changes within the three buildings, it has not been viable to provide step-free horizontal access

(eg. via a ramp or platform lift) throughout the entire building. However, the proposals demonstrate that the ground floor will provide step-free access to the lobby, post and refuse areas. The existing passenger lift will be refurbished and will provide step-free access to the apartments within 64-66 King Street, as illustrated on a separate page. All unavoidable internal steps will be designed to comply with the Building Regulations for ambulant disabled people, featuring handrails and contrast nosing to stairs.

All doors are to be fitted with ironmongery contrasting in terms of colour and luminance. All doors on corridors and giving access to rooms and spaces will be fully compliant with guidance in Approved Document Part M (2013).

All fire doors and toilet doors that are required to remain closed for privacy, acoustics or energy control reasons, are to be fitted with adjustable or cam-action self closing devices, set to lowest resistance level and fitted with low friction latches (as required) to achieve a maximum opening force at leading edge in accordance with latest Building Regulations / BSI guidance.

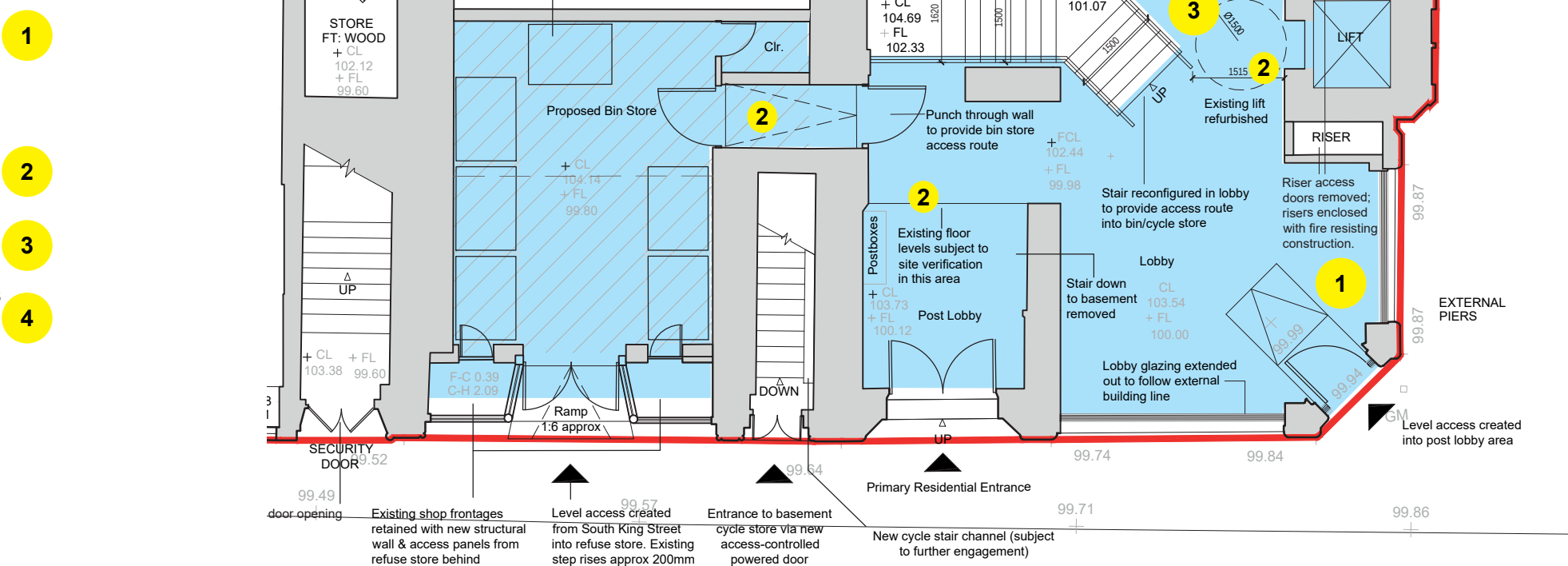
Signage & Communication

Signage will be located within the foyer entrance, at the lift entrances, at stair landings and at each apartment entrance, to assist with way finding. All signage will be designed with reference to current good practice guidance and will form part of an integrated communication scheme that gives clear directions, information and instructions for the use of the building.

Inclusive Access

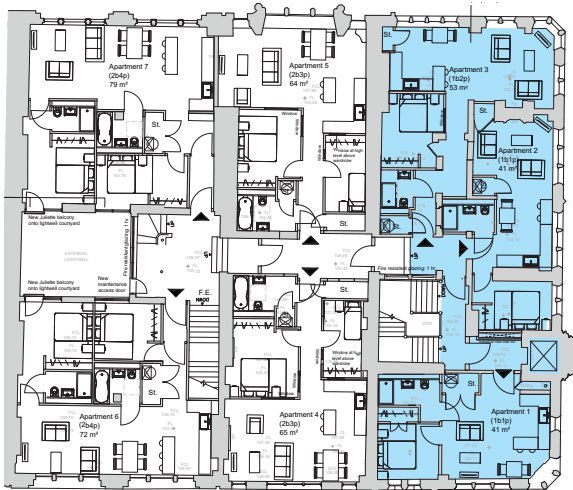
Proposals

- A new entranceway at the corner of Four Yards and South King Street provides step-free access into the main entrance lobby, via new powered entrance doors and shallow ramp.
- Step-free circulation to lift, postboxes and bin store internally at ground floor level
- Re-configure base of existing stair to improve access from new entrance to lift
- Step-free access only viable to areas within 64-66 King Street due to level changes within the existing buildings

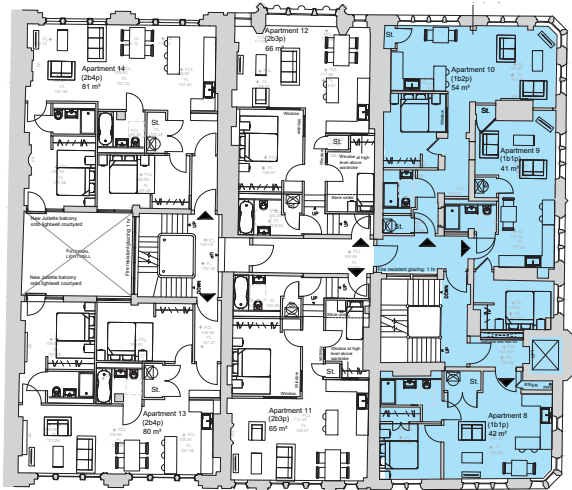


Ground Floor

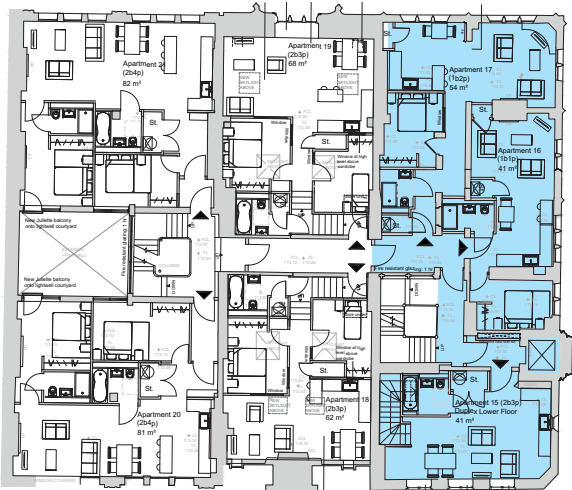
Step-free access from lift



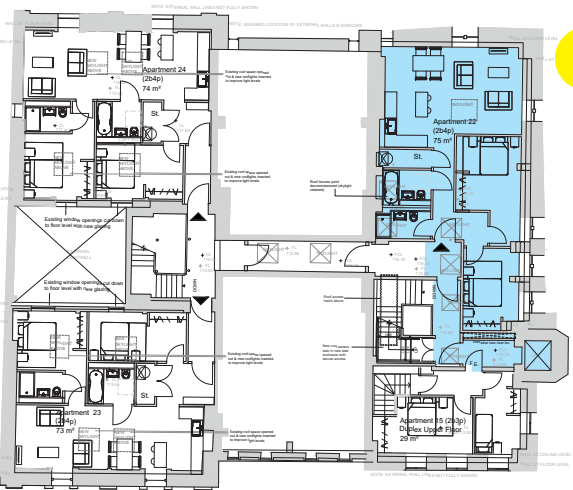
First Floor



Second Floor



Third Floor



Fourth Floor

1. Car Parking

- The development provides no additional parking.
- there are 2no. existing disabled parking spaces opposite the proposed main
- entrance.

2. Pedestrian Crossings, Dropped Kerbs and Tactile Surfaces

- N/A

3. Footways, Pathways and Access Routes

- N/A

4. Street Furniture

- N/A

6. Ramps

- The development seeks to reinstate the historic entrance to the building
- DFA2 states that the same entrance should be used for all but this is not possible due to the existing situation. However the development seeks to mitigate ensuring that both access ways arrive into the same space within the building

7. Footbridges

- N/A

8. External Steps

- 3no. steps into the Historic entrance are as existing and are in a contrasting colour to the pavement and external wall materials. If required by building control a contrasting inset nosing could be added to the steps.

9. Handrails

- N/A, there are no handrails externally



Sections 10 - 20 are for buildings other than dwellings however we would note the following points :

10. Doors

- Externally and internally doors meet the criteria for clear opening requirements.
- Internally all new doors will comply with part M as noted in the design and access statement Page 37

11. Design and fitting of door and entry systems

- N/A

12. Door and window furniture

- New doors and windows will comply with part M.
- Existing windows are to be refurbished and retained.

13. Reception and refreshment areas

- An open accessible, well lit reception area is being provided to the ground floor which will not be manned. Furniture design will be appropriate to the use and where appropriate will comply with DFA2.

14. Lobbies, Corridors and internal spaces

- see page 37 of design and access statement on internal horizontal circulation.
- We are working within an existing building so are working with the existing fabric. However in general corridors are circa 1600mm which is in excess of a new build apartment building.

15. Internal Stairs

- Existing stairs are to be refurbished as part of the works and to comply with building regulations.
- Existing stairs are circa 1200 wide and have an average of 7 steps before a landing.

16. Lifts

- A new compliment passenger lift will be provided within the existing lift shaft and which proves access to all floor. However due to the existing internal configuration not all apartments are accessible as noted in the deisgn and access statement page 38.

17. Toilets

- N/A (buildings other than dwellings)

18. Baby Change Facilities

- N/A (buildings other than dwellings)

19. Showers and bathrooms

- N/A (buildings other than dwellings)

20. Kitchens

N/A (buildings other than dwellings)

21. Dwellings

- An Access statement has been provided as part of the application within the D&

21.1 Visitor Access

- External space : There are no external areas
- Visitor parking : no new spaces proposed due to city centre location and existing building. However there are disabled parking spaces close to the entrance.
- Level access : (see page 38) of D&A. Provided by accessible doors form externals. Not all apartments have step free access due to existing nature of buildings
- lift access is provided
- Entrance doors will meet all relevant standards
- Accessible WC is provided to all apartments however not all apartments are accessible.
- All doors and ironmongery will comply with part M

21.2 Provision for Adaptation

- Given the existing historic nature of the building a few of these provisions are not possible (oversized bedrooms and bathrooms) however reasonable provision will be made to accommodate other provisions as appropriate.
- Internal circulation requirements are met generally with the exception of step free access.

22 Surfaces and Finishes

- All DFA2 requirements will be met.

23 Communication Systems

- All DFA2 requirements will be met as appropriate

24 Communication Systems

- All DFA2 requirements will be met as appropriate

25 Lighting

- All DFA2 requirements will be met as appropriate

26 Sound

- All DFA2 requirements will be met as appropriate

27 Management Sound

- All DFA2 requirements will be met as appropriate

28 Listed Buildings

- The design and access statement provides details on the historic building and how the design responds to inclusive design working with the existing fabric.



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