DICKINSON WAUGH

ARCHITECTURE

Access Audit

Document reference: 2536-AA
Date: November 2018

Proposal:
Erection of a three-bedroom dormer bungalow (Use Class C3) together with associated car park, landscaping and boundary treatment

Application address:
Land adjacent to 1 Meadow Croft, Off Sharrington Drive, Brooklands, Manchester, M23 9PE

Applicant:
Mr S Kilgour

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1.0 Introduction

1.1 This document has been prepared by Dickinson Waugh Architecture Limited in support of an application for full planning consent submitted to Manchester City Council, commissioned by Mr S Kilgour.

2.0 Purpose

2.1 *"Manchester City Council's aim is for Manchester to be recognised as the most accessible city in Europe"* and they are *"committed to improving access for disabled people to all our services."*

2.2 Manchester has a shortfall of housing stock which meets the requirements of disabled people, therefore, the Council has adopted policies which promote the provision of housing which is *"accessible for all visitors",* and which is also *"capable of adaptation".*

2.3 To achieve these aims, Manchester has produced the standards in Design for Access 2 which follow BS 8300: 2018 and Part Mv1 of the Building Regulations (2015 Edition). These standards have been used as a reference guide to ensure that the needs of disabled people are considered within the design process.

3.0 Proposal Brief

3.1 The applicant seeks consent to erect a three-bedroom dormer bungalow together with associated car park, landscaping and boundary treatment.

3.1 Part M compliancy and disabled access shall be paramount within the design. As result, the applicant is committed to providing an accessible proposal that utilises the best practise approach of Design for Access 2.

4.0 Proposal Compliancy with Design for Access 2

The proposal provides three bedrooms and all the necessary living accommodation within a modest footprint of 84m^2. The proposal aims to provide accommodation that is:

- *"Accessible for all visitors"*
- *"Capable of adaptation".*

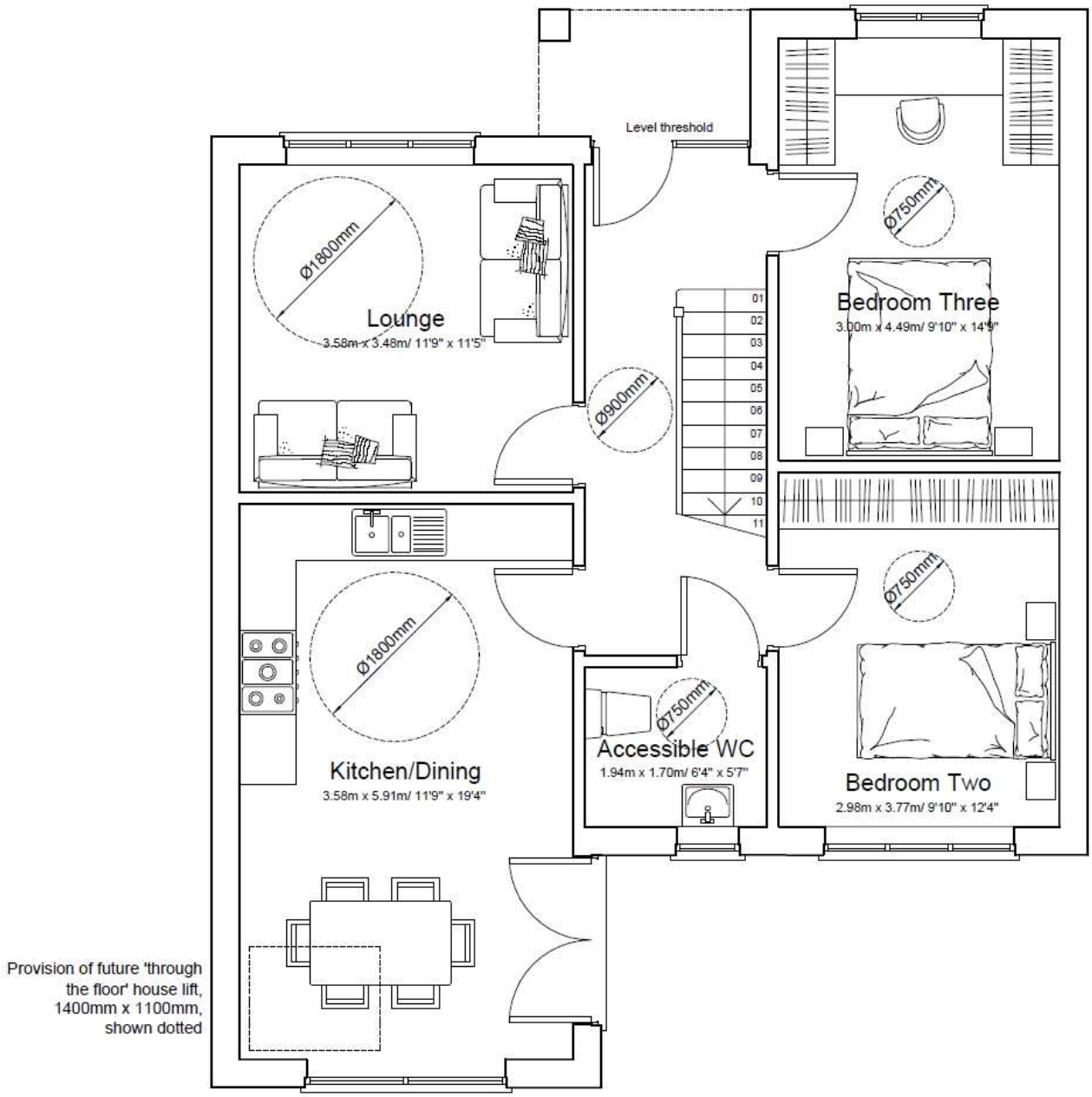

Figure one: Proposed ground floor plan

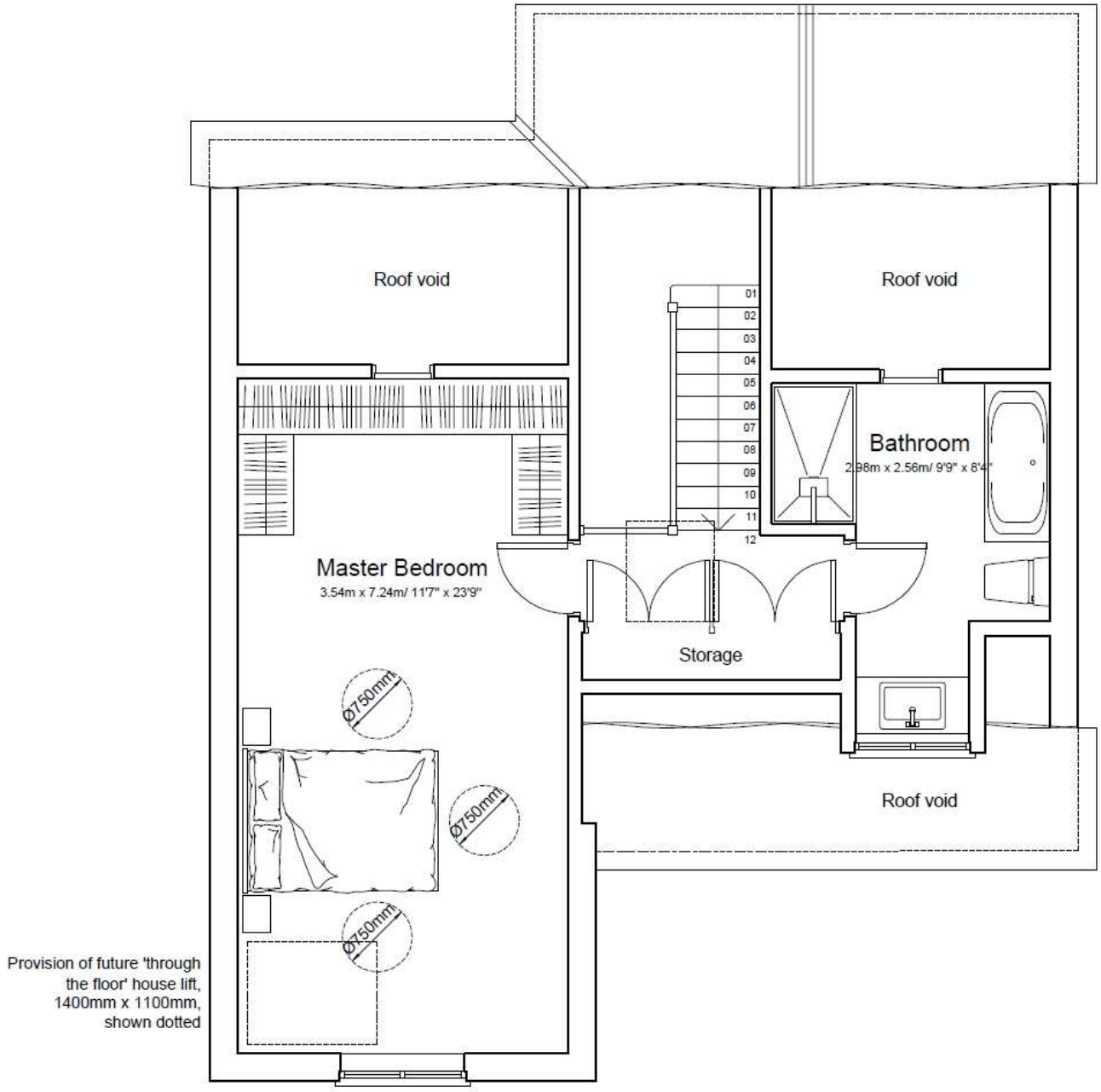

Figure two: Proposed first floor plan

4.1 Visitor Access

The new dwelling shall be provided with:

4.1.1 One accessible parking space a minimum of 2400 x 4800mm with 1200mm to the rear and one side of the space for loading and unloading of wheelchairs/ mobility scooters.

4.1.2 A level access route of minimum 1800mm wide to the principal entrance.

4.1.3 Ramped access provided at a gradient not exceeding 1 in 20 (5%) to external garden areas and driveway frontage.

4.1.4 A minimum clear opening of 1,000mm to the principal entrance.

4.1.5 A completely level threshold to the principal entrance.

4.1.6 Minimum clear widths of entry lobbies shall be 1200mm and passageways shall be 900mm.

4.1.7 Internal doorways with a minimum clear width of 800mm.

4.1.8 An accessible WC measuring 1.94m x 1.70m (minimum standard, 2.00m x 1.50m) shall be provided on the entrance storey.

4.1.9 Door handles and locks shall be 900mm from FFL (finished floor level).

4.1.10 Switches, sockets and service controls shall be 900mm from FFL (finished floor level).

4.1.11 The kitchen, dining and lounge shall be provided with circulation space measuring 1.8m x 1.8m.

4.2 Provision for Adaptation

Guidance suggests:

4.2.1 *"If the future occupier is known they should be consulted on the layout and fitting-out of kitchens, bedrooms and bathrooms, and about any other personal requirements."*

4.2.2 *"If the future occupier is not known all the following requirements should be met in all new dwellings to ensure that they are capable of adaptation"*

The dwelling shall be constructed such that:

4.2.3 Ample floor area shall be provided within the covered principal entrance for charging of a power wheelchair or scooter.

4.2.4 Space has been identified on the plans for the installation of a future 'through the floor' house lift, a minimum 1.40m x 1.10m

4.2.5 The master bedroom measures 3.54m x 7.24m (4.00m x 4.00m preferred) whilst the second bedroom, on the entrance storey, measures 3.00m x 4.49m (minimum standard, 3.00m x 3.00m)

4.2.6 The family bathroom measures 2.98m x 2.56m (minimum standard, 2.70m x 2.50m), fitted with a WC, wash hand basin, bath and a shower.

4.2.7 Walls in the WC and bathroom shall be constructed to take future adaptations such as grab rails.

4.2.8 Ceilings, walls and floors in bedrooms, in the WC and bathroom shall be constructed to take future adaptations such as track hoists.

4.2.9 Window cills shall be not more than 900mm above finished floor level.

4.2.10 The staircase shall be fitted with handrails to both sides.

5.0 Conclusion

5.1 The standards in Design for Access 2 have been reflected in the design of the new dwelling to meet Manchester City Council's expectations. This document identifies the relevant standards and demonstrates compliance with the 1995 Disability Discrimination Act, commitment to the Access 2000 Strategy and the 2010 Equality Act.

5.2 Guidance has been adhered to where reasonable throughout the design process and the general arrangement of the dwelling is not only functional, but is also compliant to the needs of both the able-bodied or disabled user alike.