Design / Disabled Access Statement

Prepared in support of the
Proposed Extension & alterations to

ARK ROYAL
LATHBURY ROAD
HARPURHEY
MANCHESTER
M9 5SY

FEBRUARY 2008



Introduction

This Access Statement is prepared by m t architectural consultants ltd in support of Full Planning Application for change of use (public house to place of worship) and 1st floor extension to form children's crèche at The Ark Royal Public House, Lathbury Road, Manchester, M9 5SY.

This document will use the contents of 'Part M' as the order of the contents and will address each element in turn.

Reference is made to Manchester City Council Design for access 2 document (DFA2).

The proposals will comply with Manchester City Council Design for access 2 document in the first instance and if guidance is not covered in DFA2 document Part M will dictate the requirements. Should any guidance conflict Manchester City Council FDA2 document will take precedence.

The document should be read in conjunction with the drawings submitted as part of this application.

Summary of proposals

The Pathfinder Church is currently renting property at 923 Oldham Road, M40 2EB. They have recently purchased The Ark Royal Public House, Lathbury Road with a view to refurbishing / extending the existing property and changing the use to a place of worship.

The main hall will principally be used for place of worship. The applicant is also keen to develop an open door policy to involve the community and work with the council / local residents to use the premises as a youth centre, community meeting place, drop off centre to help working mothers and allow the library area in the proposed premises to be used by the community.

The applicant is keen to develop further ideas to ensure the buildings proposed flexible open plan layout would be used and maximised by the community.

The proposals aim to create an accessible building for all members and visitors. Whilst every effort is made to provide accessibility, the church will look at individuals needs and implement physical and management changes to accommodate individual's cases should they arise.

(1) **Use:**

The site currently consists of an existing public house (345sqm ground floor) with landlord's accommodation over (140sqm First floor)

(2) **Layout**

The proposed drawing show the existing entrance retained (off the shopping arcade) giving access to the main worship space via an entrance lobby / security area.

Due to existing change in levels and existing ownership boundaries it is proposed to keep steps to the entrance and use the existing entrance door with more direct access to the car park area for wheelchair access.

The ground floor area will be predominately open plan to enable flexible use for different activities.

The existing toilet facilities will be supplemented with new disabled wc.

The first floor will be used for a child's crèche (extended) and office areas.

(3) **Scale**

The main changes to the building are internal replanning to provide open plan space.As shown on the drawings the scale of the first floor extension is sympathetic to the existing premises and the surrounding area.

(4) **Appearance**

With the exception of the first floor extension and infilling the small first floor balcony area the existing property is kept as existing with new windows / doors where damaged.

(5) **Access**

Access will be similar to how the existing premises works, with the stepped entrance from shopping area and Level / wheelchair access from Lathbury road entrance. Both entrances will be upgraded to comply with current Manchester Design for access guide 2 / part m building regulation.

SECTION 1: ACCESS TO BUILDINGS OTHER THAN DWELLINGS

All external access to fully comply with approved document DFA2 6, 8,9 & 10 & part m (paragraphs 1.1 to 1.39)

1.1 *'Level approach from the boundary of the site and car parking'*

The building benefits from having two entrances.

Firstly from Lathbury Road, where the ground floor slab is set at a similar level to the pavement. This entrance will be adapted to provide a level threshold entrance direct from the pavement. This pavement offers easy accessibility to the council owned car park area and Lathbury Road. (all inline with DFA 6 ramps)

The Second entrance is from the shopping arcade side, which has a stepped approach up to an elevated ground floor slab. (all inline with DFA 8 external steps)

1.2 *'On-site car parking and setting down'*

(DFA2 1 to 5 out of applicants ownership / LA pavements and car park)

The applicant does not propose any car parking on site. It is the intension to use the council owned car park area, which is set approx 200mm lower than the ground floor slab.

1.3 *'Ramped Access'*

Lathbury Road entrance is at a similar level to the existing pavement, which be adapted to provide slight ramp to give level threshold. The approach will be 1.8m square minimum, Paved surfaces (max gradient 1:20). The main entrance door will be 1m clear. The entrance will have a level approach from the boundary. Handrails not required as change in level is minimal.
(all inline with DFA 6 ramps).

SECTION 2: ACCESS INTO BUILDINGS OTHER THAN DWELLINGS

All access into building to fully comply with DFA2 6, 8,9 10, 11 & 12 approved document part m (paragraphs 2.1 to 2.29)

2.1 'Accessible entrances'

The entrance from the shopping arcade will be retained (stepped approach). The existing steps will be reconstructed to give a minimum going of 280mm and rise of 150mm each (no tapered treads). All treads to be uniform in dimensions & slip resistance. Handrails to be installed both sides projecting 450mm pass both top & bottom steps. Handrail turned back into wall to close end & stop catching on clothing. Steps nosing will not overlap the one below. 800mm wide tactile warning strips to be installed to top & bottom steps 400mm in from first / last step at part M Diagram 4.

All entrances will be clearly defined by large entrance doors / signage. The M & E consultant will ensure the entrance and circulation areas are generally well lit and adequately signed.

Level landing in front of doors to be max 1:60 1800mm x 1800mm
(all inline with DFA 8 & 9 external steps / handrails)

2.2 'Doors to accessible entrances'

It is not proposed to provide automated entrance doors, but the doors will give a clear opening of

over 1000mm per leaf. These doors will be 'assisted' by door closers to avoid over 20N force to open the doors. The doors will be glazed, with vision panels to each leaf.

All doors / screens have substantial frames / stiles and therefore will not require manifestation

side glazing panels more than 300mm will provide adequate visual warning by means of manifestation markings (850 to 1100 & 1400 to 1600 above FFL 150mm high).

The glazing will provide clear vision to avoid collision.

[It should be noted that this is designed in compliance with Approved Document 'N'.]

The doors will have contrasting ironmongery to comply with Fire strategy and will be single action suitable for persons with physical and visual impairment and set at 900mm above FFL. Min' 250mm kick plates to all doors. Leading edge of door to be contrasting colour.

All internal doors to give min 850mm clear and 900mm to disabled wc.

450mm accessible space to be provided to leading edge side. (DFA2 dia 10.2)

(all inline with DFA 10 / 11 & 12 doors)

2.3 ***'Entrance lobbies***

Internally the entrance barrier matting will not impede the access of wheelchairs.

The main lobby and subsequent lobbies are adequately sized.

All lighting to be designed by specialist subcontractor to comply with **Manchester City Council Design for access 2 document section 13.**

SECTION 3: HORIZONTAL AND VERTICAL CIRCULATION IN BUILDINGS OTHER THAN DWELLINGS

3.1 ***'Entrance hall and reception area'***

The detail design of this area is not part of m t architectural current appointment. Detailed design by others in due course to fully comply with **Manchester City Council Design for access 2 document section 13 and approved document part m.**

Notice boards will be used in this area to inform guest of any information required.

Internally the entrance barrier matting will not impede the access of wheelchairs.

The main lobby and subsequent lobbies are adequately sized.

3.2 ***'Internal doors'***

Doors to corridors / rooms will have vision panels and closing devices. These provide benefits of thermal control and privacy in addition to their primary function of the fire control.

Doors to communal rooms are single leaf closing doors with many having a vision panel – depending on their use.

The doors will have ironmongery to comply with Fire strategy and will be single action suitable for persons with physical and visual impairment.

All doors will be minimum 850mm clear opening have 450mm reveal to leading edge of door to allow wheel chair users to reach handle. The main toilets which will not be accessible for wheel chairs due to the existing restrictions will not need 450mm reveals at leading edge.

3.3 ***'Corridors and passageways'***

Corridors width for passing and allowing wheelchairs to turn(2m dia') to*fully comply with* Manchester City Council Design for access 2 document section 14.

Doors, Walls, floor & ceilings to be adequately contrasting colour.

3.4 ***'Vertical circulation within the building'***
to *fully comply with* Manchester City Council Design for access 2 document section 15.

- Existing internal stair to be replaced with new max 12 risers per flight, clear width of 1m, 280mm min' treads closed risers of 150mm 1000 square at top & bottom of stair clear of doors, colour / luminance contrast incorporated in landing at top & bottom of landing, steps not to over lap one below, leading edge of steps to have contrasting strip, treads finished with opaque none reflective material, strong even lighting to be provided, handrails as DFA2 part 9.
- Lift not provided

SECTION 4: FACILITIES IN BUILDINGS OTHER THAN DWELLINGS

all surfaces & finishes *fully comply with* Manchester City Council Design for access 2 document section 22.

The electrical / mechanical / signage design will be complete by a specialist subcontractor / consultant.

All to *fully comply with* Manchester City Council Design for access 2 document sections:

23 **Communications systems**
24 **Signs & way finders**
25 **Lighting**

26 **Sound**

The applicant will ensure a Management & maintenance procedure will be enforced to *comply with* Manchester City Council Design for access 2 documents section 27

SECTION 5: SANITARY ACCOMMODATION IN BUILDINGS OTHER THAN DWELLINGS

Inline with DFA2 sections 17 & 18

5.1 'Provision of toilet accommodation'

It is intended to retain the existing layout for male / female toilets and where appropriate install grab rails etc for ambulant disabled to a cubicle in male / female toilets to comply DFA2 & Part M.

Due to existing layout restrictions this area will not be accessible to wheelchairs.

5.2 *'Wheelchair-accessible unisex toilets'*

A wheelchair accessible unisex toilet is to be situated adjacent to the ground floor reception room. Inline with diagram / specification in section 17 of Manchester City Council Design for access 2 document.

Wc to also incorporate baby-changing facility to comply with section 18 of Manchester City Council Design for access 2 document.