Design and Access Statement

Bideford Luncheon Club – SS33442 & SS32761:
DDA Implementation & AMP Work



Location

Bideford Centre Luncheon Club
Bideford Drive
Baguley
Manchester
M23 0QH

Description of scheme

This scheme has been proposed to provide an accessible and inclusive environment for the building users and to upgrade the building by replacing the windows and undertaking a rewire.

Statement

(To be read in conjunction with drawings SS33442 – B001 to B002 & SS32761 – B001 to B006)

An Access Audit was carried out on the property above. Following this, an Audit Review was carried out, the outcome of which resulted in a list of adaptation works to improve the overall accessibility of Bideford Centre Luncheon Club. These improvements are described below.

The existing car park will be marked to accommodate one new accessible parking bay; in accordance with Design for Access 2.

Because the car park is at the rear of the property we propose to provide improved access to the property, from the newly marked out accessible parking bay, by providing a new 1m wide entrance door, which will save visitors having to travel around the building to the main entrance.

To improve the access into the building and overcome the single step at the entrance we propose to provide a ramp in accordance with DFA2.

Upon entering through the main entrance, a new level finish barrier mat is to be provided, in accordance with Design for Access 2.

Circulation through the property is being improved by providing new doors (asymmetric and single) that have a clear effective opening of 850mm, appropriate door furniture and glazing, in accordance with Design for Access 2.

Acoustics will be improved by providing a hearing enhancement system with associated signage, in accordance with Design for Access 2.

Signage throughout will be renewed following proposed works in accordance with Design for Access 2.

We have been unable to provide a unisex WC because of the constraints within the existing space available, bearing in mind, the requirement for the building (Luncheon club), to maintain a suitable number of WC's for the building users. However, we propose the following:

- The male WC facilities are being improved by, remodelling the existing WC's and providing an Accessible WC and urinal, in accordance with Approved Document Part M

- The female WC facilities are being improved by, remodelling the existing WC's and providing an Accessible WC and a single WC cubicle, in accordance with Approved Document Part M