BOWFELL PROJECT

Archway, Manchester

Design & Access Statement

DLA ARCHITECTURE

To be read in conjunction with drawings: 2008-110/210 and 2008-110/211

Client:	IFL Limited
Project:	Single storey internet services facility adjacent to existing Reynolds House on Archway, Manchester
Reference:	Design & Access Statement
Status:	Local Authority Planning application

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1.0 PROJECT INFORMATION

1.1 This document presents the Design Team's approach to disabled access with reference to the proposed development, and is produced as a basis for discussion and agreement with the Local Authority Building Control Officer.

1.2 This document summarises a number of elements incorporated into the design that contribute to the disabled access strategy for the building. Such measures are interrelated with some aspects that may not be covered in this document, and it should be borne in mind that it is the sum of all such elements acting together which needs to be considered.

2.0 BUILDING DESCRIPTION

2.1 The new facility will provide a single storey enclosure for plant equipment supporting the adjacent internet services facility.

2.2 Externally the existing car park will provide disabled car parking facilities.

2.3 Location: building adjacent to Reynolds House and Lovell House on Archway, Manchester.

3.0 DESIGN SOLUTION

3.1.0 Car parking and setting down points

3.1.1 There are currently 84 parking spaces for Reynolds House. The new building would remove 20 of these spaces. There are 8 staff on site and 2 university staff. Normally with visitors there are 20-30 cars on site, but there may be up to 30 cars, therefore 64 spaces, including eight disabled spaces, should be sufficient

3.1.2 Disabled setting down will be as close as possible to the main entrance, with disabled parking places situated within the same area.

3.2.0 Access routes to and around the building

3.2.1 Entry to the enclosure will be via the main entrance, which will have a level threshold.

3.2.2 The most direct route to and from the building will be indicated by clear signage.

3.3.0 Entering the building

3.3.1 The front principal entrance will have an external canopy overhead to provide visitors with shelter in bad weather conditions.

3.3.2 The principal entrance threshold will be nominally level to aid a wheel chair to pass in to and from the building.

3.3.3 Barrier matting wells will be provided to the main entrance to help maintain a dry internal floor surface and reduce the risk of slips.

3.4.0 Horizontal circulation

3.4.1 New circulation routes will be a minimum of 1200mm wide.

3.4.2 New internal doors fitted with self-closing devices will not exert a closing force of greater than 20N at their leading edge.

3.4.3 Thresholds strips at changes in floor finishes will be level were reasonably practicable and will not protrude greater than 5mm under any circumstances.

3.5.0 Facilities in the building

3.5.1 Consideration has been taken in to account when designing the positions and heights of all door handles, shelves, counters, plug sockets and switches, etc.

4.0.0 MANAGEMENT RESPONSIBILITIES

4.0.1 Staff awareness of disability issues can play an important role in the overall picture of accessibility. Good awareness, and even the acquisition of skills can contribute greatly to a non-discriminatory environment. Inversely negative behaviour with regards to disability issues can be a direct source of discrimination. It is always recommended that any front line staff should receive disability awareness training as part of their routine training.

4.0.2 It is the responsibility of the building owner and occupier to ensure that a suitable cleaning, maintenance, and period testing regime is employed as part of the buildings day to day management as per the buildings Health & Safety Plan, and O&M manuals.

5.0.0 SUMMARY

5.0.1 This document has identified the key elements of the design and future management issues that relate to disability access, and should be used in conjunction with DLA drawings.

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