Plan:8 Town Planning Ltd
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Supplementary Access Statement - In Response to Design for Access 2
Site: 229 Moston Lane East, Manchester, M40 3HY
MCC Application Reference : 085621/FO/2008

The new house has been designed as far as possible in line with City Council guidance to facilitate entry and movement around the house by both wheelchair and pram/pushchair users.

Guidance within Design for Access 2 advises there may be different ways to comply with standards, or difficulties in meeting the best practice guidance. This Access Statement seeks to explain best endeavours to comply with the guidance in this proposed private dwelling.

The Access Statement identifies the approach taken to developing inclusive design, the key issues and difficulties of the particular scheme. Alternative options for overcoming the barriers to access are identified.

The philosophy and approach to inclusive design. In designing the proposed dwelling the requirements of the Design for Access 2 guidance within section 21 has been incorporated:

- One of the two off street car parking spaces is capable of being converted from a 4.8 metre by 2.4 metre bay into a 4.8 metre by 2.4 metre bay with 1200mm clearance around 3 sides.
- Level access to the front of the house is proposed with an 1800mm wide pathway.
- The front external doors achieve the minimum clearance of 850mm.
- The rear external door is constructed to achieve a minimum of 1500mm internal clearance.
- The internal doors have been configured to achieve minimum clearance of 800mm.
- In all cases leading edges are in excess of 450mm.
- The hallway has a maximum width of 2000mm down to a minimum of 900mm.
- Doors, switches and plugs are to be at 900mm above floor level. Window cills are to be at 900mm above floor level.

- A downstairs toilet is now provided within the proposed dwelling. Initially the scheme was designed without a toilet and has been introduced to try to comply with Design for Access 2. However, the ground floor toilet does not meet the minimum width standards. The basin and flushing mechanisms will be positioned at suitable heights. The reason for not achieving the minimum width is the resultant appearance of the building upon the street scene. The street is defined by two storey properties with only small porches. To provide a downstairs WC that met design for access standards would necessitate a larger ground floor area which would compromise the streetscene. Alternatively the front door could be to the side which GM police architectural liaison unit object to on security grounds. The compromise here is to install a WC at ground floor, with facilities at correct heights, that disabled visitors could use rather than not provide a WC at ground floor at all.

The clearance width of the external door width complies with the requirements of the City's Design for Access Guide at width of 0.9 metres. Internally, the width of the doors is at least 800mm with in excess of 450mm leading edge around the doors.

Ground Floor: As stated above all areas of the ground floor are accessible to people with limited mobility. The front and rear doors have a minimum clearance of 0.9 metres. The internal door widths are at least 800mm with leading edges of 450mm. Level access is provided for access into both the front and rear doors allowing level access throughout the ground floor of the building. Toilet facilities are provided within the ground floor area.

The first floor and second floors are accessible by the internal stair case, which is to building regulations standards. Door widths on the upper floors are again a minimum of 800mm. In the one area where the proposed dwelling does not meet the Design for Access Guidelines we feel the streetscene and security issues are sufficient to accept the compromise position put forward.

The proposal is designed to comply with building regulations and level access will be possible into the ground floor of the house. We consider the proposal complies with policy DC7.1 (New Housing Developments) and Design for Access 2.