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access statement

Job:	MANCAT – Rochdale Road Phase 2 Baths Restoration Conversion and Rebuild	Date:	28.03.08	Job Number:	0239
Last updated:		Rev:		Name:	MB

Designing for accessibility – Design Criteria

- Building Regulations 2004 approved Document M Access to and use of buildings Department of the Environment HMSO 1992
- BS 8300:2001 Code of Practice for the design of buildings and their approaches to meet the needs of disabled people British Institute 2001
- Disability Discrimination Act HMSO 1995

	External Areas	**Comments**
1	Car Parking	Existing disabled parking facilities are available on the site
2	Pedestrian Crossings, Dropped Kerbs and Tactile Surfaces	Existing facilities existing for the adjacent site, to be incorporated into this development. Drop kerb provision to disabled parking bays
3	Footways, Pathways and Access Routes	The design is intended to meet the criteria
4	Street Furniture	Not applicable
5	Seating	Not applicable
6	Ramps	The design is intended to meet the criteria
7	Footbridges	The design is intended to meet the criteria
8	External Steps	The design is intended to meet the criteria
9	Handrails (Ramps, Stairs and Steps)	The design is intended to meet the criteria
	Buildings (other than dwellings)	**Comments**
10	Doors	The design for external doors is intended to meet the criteria The main entrance door will be power operated..

		The design for internal doors to areas of new/rebuild is intended to meet the criteria Assessment made on accessible areas of the retained sections in the context of retaining existing features and in the context of the open nature of the circulation/activity areas of the ground floor. Existing doors are to be refurbished where applicable, the clear width of which are not significantly less than the minimum recommended.
11	Design and Fitting of Doors and Entry Systems	The main entrance door will be power operated.
12	Door and Window Furniture	The design is intended to meet the criteria
13	Refreshment Areas	The design for the panini and entrance area is intended to meet the criteria

14	Lobbies, Corridors and Internal Areas	The design for new build/replacement is intended to meet the criteria. Fully accessible areas of the former entrance building, principally ground floor, have been assessed and unrestricted corridors around the central core noted.
15	Internal Stairs	Internal escape stairs to the new build to meet the criteria. It is proposed that the existing stairs in the retained building are refurbished.
16	Passenger Lifts	The design will utilise a fully compliant passenger lift.
17	Toilets	The design is intended to meet the criteria. A disabled toilet will be provided at each level of the building.
18	Baby Changing Facilities	Facilities exist in the adjacent associated accommodation
19	Showers and Bathrooms	The design is intended to meet the criteria.Shower and changing facilities are provided at ground floor level .

20	Kitchen	No provision of full kitchen. Installation of Panini area to address relevant items to meet the criteria

	General	**Comments**
22	Surfaces and Finishes	The design for new build/ replacement is intended to meet the criteria It is proposed that surface features and finishes are retained to refurbished areas and it is considered that these contribute to satisfying significant elements of the criteria
23	Communication Systems	The design is intended to meet the criteria

24	Signs and Wayfinding	The design is intended to meet the criteria
25	Lighting	The design is intended to meet the criteria Selection of lighting to retained areas of glazed tiling to be carefully considered to minimise effect
26	Sound	The design of new build areas is intended to meet the criteria. Retention of hard wall surfaces to refurbished areas considered in the context of the function of those spaces
27	Management and Maintenance	**By User**
27	Listed Buildings	In respect of the buildings listed status, the proposals consist of the retention and refurbishment of the existing baths entrance building, the retention of the first class male pool building interior with its reuse as Hall and the demolition of the second class male pool with its rebuilding as a fully compliant three storey teaching block with massing to reflect the original. The ground floor throughout the three elements of the building is at one level, providing level access to all ground floor areas. Main level access into the building will be provided with a secondary bridge link at first floor level from the adjacent and combined college building. The latter being a ramped access design intended to meet the criteria. Whilst the building is linked to the adjacent college, its independent access leads into an area which can offer both reception and information. The importance of clear circulation within the building is acknowledged and is addressed by un obstructed route available to all accessible areas together with a clear signage strategy. The installation of a passenger lift designed to meet the criteria gives access to all floors of teaching/community accommodation. The first and second floors of the existing baths entrance building are to be used as office space, independent of the remaining development. Like usage for disabled access is provided at ground floor. As part of the access assessment, the development of the proposals removes from use the existing stepped access. These are to be closed off whilst retaining the external appearance of the listed building and with alternative compliant access points being provided. It has been ensured that where doors to retained accessible areas are not fully compliant in width, they are easily approached to assist in use. Doors to dedicated disabled areas such as toilets will be fully compliant.
28	Playgrounds	Not applicable