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ACCESS STATEMENT

709 MOSTON LANE
MOSTON
MANCHESTER

The site is situated on Moston Lane, which is located off the B6393 and A6104. Both are main bus routes and the site is within easy walking distance of the local amenities including shops, schools and Moston Railway Station.

This statement outlines access to and within the proposed development for ambulant disabled and wheelchair uses.

Access from the public footpath and public highway is provided either by paved footpath/driveway.

The paved footpath will have gradient and dimensions complying with Part M of the Building Regulations. The ramp gradient does not exceed 1 in 12 with a maximum ramp length, between landings of 10 metres and a minimum clear width of 900mm. Top and bottom landings, together with intermediate landings, will be not less than 1.2 metres in length.

Access into the dwelling will be via either the front door. The external hard standing will be graded up to the 'accessible threshold' allowing access through an opening of a minimum clear width of 775mm. The glazed doors will be in accordance with Part N1 & N2 of the Building Regulations

Circulation within the bungalow will be facilitated by corridors of a sufficient width to allow convenient circulation by wheelchair users.

Internal doors will be of suitable width to facilitate wheelchair manoeuvring.

Both of the preceding elements will be designed to the minimum standard of Table 4 Section 7 Part M1 of the Building Regulations.

There are no changes in level within the storey to permit full wheelchair access.

There is provision of W.C. accommodation suitable for wheelchair access. This will be in accordance with Section 10 Part M1 diagrams 31 and 32 of the Building Regulations, as a minimum.

2751/DF
29th February 2008