Bernard Taylor Partnership Ltd

Architects

PLANNING
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RECD 12 OCT 2007
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FOR ACTION
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JOB NO. 1988(E)
Oxton Avenue, Wythenshawe
for Willow Park Housing Trust

ACCESS STATEMENT

1.0 Philosophy

The submitted scheme reflects the applicants full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the needs of people with impairments is considered as an integral part of the development process.

By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population, families with young children and carers, friends and family who support people with impairments.

1.1 Key Issues

(i) All dwellings have level access front and rear.

(ii) All entrance levels are fully accessible with entry level W.C.s to wheelchair standards and manoeuvring room at the front doors.

(iii) Staircases in the flats are minimum of 1000mm wide with a handrail to one side giving a 900mm clear width.

(iv) All bathrooms are accessible and set out on the principles given in diagrams in 'Design for Access 2' guide. (2.5m x 2.7m)

(v) All flats have bathrooms at 2.7 x 2.5m size.

(vi) The external appearance of the buildings/external works have been designed to give landmark points which will assist in peoples orientation.

1.2 Guidance

The scheme has been designed with reference to the following publications:-

(i) Manchester City Council 'Design for Access 2'.

(ii) BS 8300 : 2001 Design of buildings and their approaches to meet the needs of disabled people.

(iii) Housing Corporations ,Scheme development standards 2003.

(iv) Wheelchair Housing Design Guide.

(v) Building Regulations Part M 2004.

Bernard Taylor Partnership Ltd.
3rd October, 2007