Design and Access Statement.

02 April 2008

Ref: Planning Application no: 086147/00/2008
Location: 21-23 Vincent Street, Bradford, Manchester. M11 2FU

The following information gives a description as to what the client proposes in order to follow the local authorities guide lines for the provision to the disabled as outlined in Design and Access 2 Document.

The numbered paragraphs coincide with those listed within the Design and Access 2 Document.

1) **Car Parking**.
There is on-site car parking available; the building has no external land.
An application will be made to the Highways Department to see whether or not an area of disabled car parking (parking/drop-off point) can be designated immediately adjacent to the main entrance of the building.

2) **Pedestrian Crossings, Dropped Kerbs and Tactile Surfaces.**
See 'Car Parking' notes above.

3) **Footways, Pathways and Access Routes.**
Level access will be made available to the main entrance of the building.

4) **Street furniture.**
There will be no street furniture.

5) **Seating.**
There will be no seating other than that to be provided within the building.

6) **Ramps.**
Level access will be made available to the main entrance of the building, or a ramp will be provided with a slope not exceeding 1:20 with a surface width of 1800mm with approved hand rails and a surface as outlined in section 6 of the Design and Access 2 Document.

7) **Footbridges**...N/A

8) **External Steps.**
There will not be any external steps into the building.

9) **Handrails (Ramps), Stairs and Steps**....N/A

10) **External Doors.**
The main entrance external doorway will have a minimum clear opening of 1000mm.

11) **Internal Doorways**.
The internal doorways will have a minimum clear opening of 850mm. Doors to accessible toilets will have a minimum clear opening of 900mm, with a leading edge of a door to an accessible area a clear wall space of at least 450mm.
All main entrance doors and doors on circulation routes are to be automatically activated with sensors and the provision for all doorways is to follow the guide lines outlined in section 11 of the Design and Access 2 Document.

12) **Door and Window Furniture.**
It is possible to be able to follow the guide lines given in section 12 of the Design and Access 2 Document for the proposed new internal room partitioning

However, the relatively new existing windows which all have high level top opening sections, will however I feel not be able to be changed, unless it will be possible to alter their opening mechanisms.

13) **Reception and Refreshment Areas.**
Seating, and signs are to be provided and all other provision will follow the guidelines in section 13 of the Design and Access 2 Document.
The reception area/s are to be permanently staffed.

14) **Lobbies, Corridors and Internal Spaces.**
All provision will be made to follow the guidelines in section 14 of the Design and Access 2 Document. Fortunately, the floor areas within the building are 'blank canvases' where new room partitioning is proposed thus enabling these provisions to be made for the disabled.

15) **Internal Stairs.**
No changes are intended to the existing stairway from the ground to 1st floor. See notes 16) below.

16) **Lifts.**
It is not intended to provide a lift at this time.
Lecture rooms, staff rooms, reception, recreation and disabled toilet facilities are to be situation on the ground floor.
However, it is proposed that a future provision may well be required for standard size passenger lift (catering for a total of approx 50 students and staff) and would in which case would be installed near to the main entrance of the building and will follow the guidelines give in section 16 of the Design and Access 2 Document. The client is looking into possible cost implications.

17) **Toilets.**
It is proposed to provide a disable toilet facility on the ground floor where there is ample space as per the guidelines give in section 17 of the Design and Access 2 Document.

18) **Baby Changing Facilities.**
It is not proposed to provide a separate baby changing facility, due to the lack of space, but combine its use with the proposed ground floor disabled toilet facility provided as per the guidelines in section 18 of the Design and Access 2 Document.

19) **Showers and Bathrooms**...N/A.
There are to be no showers or bathrooms within the proposed change of use for this building.

20) **Kitchens.**
There will be no kitchen area within the proposed change of use for this building. A small 'brew area' adjacent to the 1st floor recreation area will be provided and will follow the guidelines in section 20 of the Design and Access 2 Document.

21) **Dwellings**...N/A

22) **Surfaces and Finishes.**
All surfaces and finishes will comply with the guidelines in section 22 of the Design and Access 2 Document.

23) **Communications Systems.**
It is proposed, where necessary, to install the appropriate communications systems where possible within the proposed internal lecture and conference rooms and these with comply with the guidelines in section 23 of the Design and Access 2 Document.

24) **Signs and Wayfinding.**
It is proposed to provide 'information, direction, identification and safety warnings signs within the building and these with comply with the guidelines in section 24 of the Design and Access 2 Document.

25) **Lighting**.
It is proposed to provide for lighting within the building that complies with the guidelines in section 25 of the Design and Access 2 Document.

26) **Sound**.
Provision will be made to follow the guidelines in section 25 of the Design and Access 2 Document whilst the proposed internal partitioning is constructed.

27) **Management and Maintenance.**
All external and internal fixtures, fittings and features are to be designed so they can be easily maintained and also that the guidelines in section 27 of the Design and Access 2 Document are implemented.

28) **Listed Buildings**...N/A

29) **Playgrounds**...N/A

Summary.

The client sees the importance of providing, where possible, provision for the disabled as outlined within the Design and Access 2 Document relating to 'Voluntary Sector and Private Developments. It is hoped that the proposals given in this statement are acceptable.

This Design and Access statement has been complied by:
Mr Peter Cole, the agent acting on behalf of the client Mr Arif Khan.

Contact Details:

Peter Cole (Agent) 0161 792 6881 mob 07891 695048
Arif Khan (Client) 0161 225 9090