**DESIGN AND ACCESS STATEMENT** ***41 Station Road, Crumpsall.***

***The proposed development comprises converting an existing four storey semi detached property into three number, two bedroom apartments. The property faces east onto Station Road, Crumpsall, Manchester. All of the apartments are entered from the main existing entrance off the stairwell. The existing rear garden space is to be reduced to allow 3No car parking spaces. Access is via Rectory Avenue, this is also used for access to garages by neighbouring properties. There is a train station 100m North of the front elevation with trains frequently running into the city centre. A new ramp is to be provided to the main front entrance in accordance with Building Regulations part M and Manchester City Council's DFA2 policy as close as possible. The current DFA2 standards sets out a maximum of 1:20 ramps to new developments, as we are redeveloping an existing property we are unable to comply with these recommendations. The proposed ramp will be installed with a maximum 1:15 slope to make easier access for disabled persons. Ambulant steps will also be provided to the front entrance. It is also difficult to gain the 1800mm width of ramp set out in the DFA2 and therefore we have reduced this to 1500mm on both the widths and landing areas. Due to the restrictions of the existing site every effort will be made to comply as close as possible. Turning circles for wheelchairs have been marked on the enclosed plans where able to also comply with the DFA2, as the turning circle set out in the policy is quite large and we are redeveloping an existing site we are not able to comply in every room as requested. All handrails, up stands and colour contrasts to the new ramp will conform to the DFA2 as well as a smooth easy to maintain slip resistant surface.***