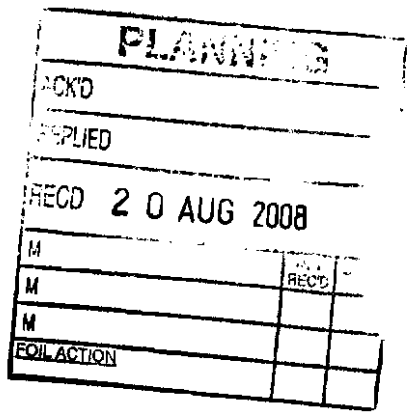

PROPOSED HOUSING AT JOULE STREET BLACKLEY
MANCHESTER

ACCESS STATEMENT. DFA 2 Supplementary information TO BE READ WITH DRAWING 831-02 REV C

The objective is to make reasonable provision within the boundary of the plot of the dwellings to allow a disabled person to approach and gain access into the dwelling from the point of alighting from a vehicle which may be within or outside the plot. In most circumstances it should be possible to a level or ramped approach.

On plots which are reasonably level, wheelchair users should normally be able to approach the principal entrance. This will be the case on this site.

On plots where wheelchair users have approached the entrance, they will be able to gain access the dwelling house and entrance level flats.

Sufficient dedicated parking for disabled persons will be provided in suitable locations.

APPROACH TO THE DWELLING

The approach is to be made as safe as possible for disabled users and will be level or ramped. However on more steeply sloping plots a stepped ramp approach would be employed.

The dwellings are to be built to allow level access from the footway. The footway will be a min 1800mm wide.

If a stepped approach to a dwelling is unavoidable, the aim would be to for the steps to suit the needs of ambulant disabled people.
In some instances the driveway may be employed to allow the formation of suitable levels.

The surface of the approach will be made firm enough to support the weight of the users and the wheel chair, if appropriate crutches. Loose material such a single will not be employed.

The width of the approach and dedicated parking will be made wide enough for wheel chair users. The approach to the dwelling will not exceed a slope of 1 in 40.where possible. A greater slope may be employed subject to site conditions.

Each dwelling has been provided with two parking spaces and the site has two dedicated disabled person parking spaces.

ACCESS INTO THE DWELLING

An accessible threshold will be provided to all external doors and entrances.
The entrance doors will be provided at a width to allow the use by a wheel chair, similarly room within the flats and houses will be such to allow a wheelchair to manoeuvre.
A minimum clear opening of 850mm will be provided free of all furniture etc.

A private garden has been provided to all dwellings with level access form the dwelling.

An external mobility scooter parking area has been provided to the front of the dwellings.

CIRCULATION WITHIN THE DWELLING

The objective is the facilitate access within the entrance or principal storey of the dwelling, the habitable rooms and the wc.

CORRIDORS, PASSAGEWAYS AND INTERNAL DOORS WITHIN THE ENTRANCE STOREY.

Corridors and passageways in the entrance storey will be sufficiently wide to allow convenient circulation by a wheelchair user. Due to the size of the dwelling this has been restricted to 1000mm wide with an additional 100 mm adjacent the stairs.

Consideration will be given to local obstructions such as radiators ensuring a min width of 900mm is maintained..

The layout of the rooms that are served by an alternative to the principal entrance will be arranged such that a wheelchair can reach he rest of the entrance storey.

Internal doors will of a suitable width to facilitate wheelchair manoeuvre. Opening will be arranged to allow a wheelchair users to turn into it rather than head on if possible.

The wc at ground floor level is 900mm wide. This has been extended in length to provide additional space.

The walls of the corridor will be painted a contrasting colour to the ceiling.

The wc shall be a close couple type cistern with a dimple type lever handle to the flushing mechanism..

The wash hand basin will be installed at 740mm above floor level.

ACCESSIBILE SWITCHES AND SOCKET OUTLETS WITHIN DWELLINGS.

The aim is the assist those people whose reach is limited by correctly locating switches and sockets.
These will be centred at 900mm above floor level.

Handles and locks will be designed to comply with section 12.

STAIRS .

Stairs to be 900mm wide with a handrail to both sides.

Provision has been made to accommodate a future lift within the largest bedroom and lounge.

A suitable stair will have conspicuous nosings, the correct rise and going, closed treads and a suitable handrail to both sides.

WC PROVISIION WITHIN THE DWELLING.

A wc will be provided within the entrance level of the dwelling.

The door to the wc will open outwards and have a clear minimum opening in accordance with M1 table 4. The wc compartment will have a clear space for wheelchair users to access the wc and the washbasin will not impede access.

GENERAL

A large bedroom 4000 x 4000 has been provided.
All studding will be constructed to allow handles and grab rails to be fitted.
Ensuite facilities have been provide to the largest bedroom.
All ceilings to be constructed to allow suspension of track hoists.

Rev c 18 08 08