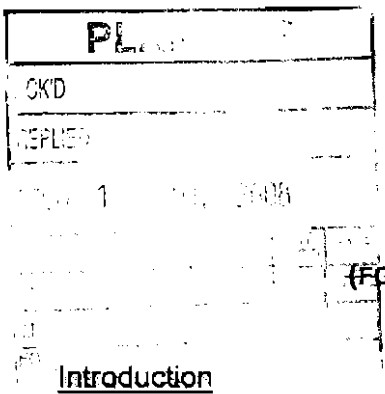


ACCESS STATEMENT

PROPOSED ADULT DAY CARE CENTRE
(FOR USE IN ASSOCIATION WITH 1069 ROCHDALE ROAD)
1067 ROCHDALE ROAD, HARPURHEY

Introduction

Around 20% of Britain's population are classed as disabled, as assessed by the Disabled Discrimination Act 1995.

Improved access will not only benefit the disabled but also the elderly, and carers.

Consideration of access is incorporated into the design from initial conception to final construction providing inclusive design.

The Disabled Discrimination Act introduced legislation aimed at ending discrimination. The Building Regulation amendment comprising the introduction of Part M & Manchester City Councils document; Design for Access 2, further cemented the necessity to provide integral disabled access into the design process.

Site

The development is situated on the A664 Rochdale Road, Harpurhey, a major transport link into Middleton, Manchester City centre and a 10 minute car journey from the M60 Motorway and Moston train station. Nearby are two Hospitals including North Manchester General and the local Fire Station. Amenities include Boggart Hole Clough playing fields situated directly opposite. There are shops and a market close by in Harpurhey.

Provisions

Pedestrian access to the Adult Day Care Centre from Rochdale Road is as existing, utilising the existing stone steps approach.

Access into the site by vehicles and wheelchair users will be via an existing vehicle crossover and opening from Cumberland Road, which runs parallel to 1067 Rochdale Road. The rear of the site is shared with 1069 Rochdale Road. The opening will be modified with a new automatic sliding gate and audio call point linked to the care centre and offices. Appropriate tactile surfaces will be provided at the crossing point to facilitate usage by visually impaired users.

Within the site car spaces will be provided in accordance with the recommendations of the Building Regulations and DfA 2 using appropriate markings. A disabled bay will be provided leading to masonry construction wheelchair access ramps with handrail protection. These will be of minimum 1500mm width with level unobstructed landings in front of entrance doors and be constructed in accordance with Part M and Designs for Access 2.

Good outside low level lighting will be provided. Car parking and footpaths will have firm non-slip surfaces and a gradient of maximum 1 in 20 to ensure a relatively level surface.

Entrance doors will be of a suitable width to facilitate wheelchair access, with an appropriate low level cill, and 'level' access. Unisex toilet facilities at first floor level will be provided and accessible for wheelchair users using the lift located in the entrance hall. Appropriate fixtures and fittings and will be provided in accordance with Part M and Designs for Access 2

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

Internal layouts with appropriate door and corridor widths and configuration will be provided.

The use of contrasting colours within the decoration scheme will be incorporated.

Electrical sockets and switches will be installed at appropriate heights.

Many of the preceding design criteria are encompassed in legislation. Those which are not will be incorporated into the design.

The development will comply with Design for Access 2 in the following areas:

Off street parking, secure and enclosed parking, tactile surfaces, ramps & handrails, external & internal doors, design and fitting of doors & entry systems, door & window furniture, reception & refreshment areas, lobbies, corridors and internal spaces, internal stairs, lifts and toilets, showers & bathrooms.

Not all parts of the Design for Access 2 document are relevant to the design and therefore have not been listed above.