

Residential Development

At

Plymouth Grove Hotel, 65 Plymouth Grove
Ardwick, Manchester M13 9LU

Access Statement

12 June 2008

1.0 APPROACHING THE BUILDING

The approach from the boundary of the site to the principal entrance is between 1 in 60 and 1 in 20 gradient. All ramped approaches do not exceed 500mm in height between landings.

Warnings are provided at road crossings and changes in levels (i.e. blister and corduroy paving etc).

Any obstructions en-route to the entrance are adequately guarded and provided with cane detection.

External handrails, with no weather protection, designed to not be cold to the touch, i.e. plastic coated or similar.

2.0 ENTRANCE TO THE BUILDING

The entrance doors are manually openable, weather protection provided and fitted with self-closer requires less than 20N force to open. The location of the door in the elevation and the handles on the door are evident – contrasting in colours.

Appropriate manifestation comply with Approved Document M is provided to doors with glazing.

3.0 PRINCIPAL ENTRANCE AREA

Reception counter, all hearing enhancement, special colour contrast and information signs are to comply with Approved Document M / BS8300.

4.0 TRAVEL WITHIN THE BUILDING

All routes throughout the building are to comply with Approved Document M in respect of corridor and door widths.

All manually openable doors are fitted with a self-closing device require a force of less than 20N to open. All doors contrast with the surrounding walls.

Passenger lifts are provided to allow level access to all floors. The lifts comply with Approved Document M in respect of design.

5.0 FACILITIES WITHIN THE BUILDING

All switches and sockets are sited in accordance with the Approved Document M and suitably contrasting in colours.

6.0 DESIGN FOR ACCESS STRATEGY

The project is designed to be accessible friendly for disabled persons. In addition to the requirements under building regulations, we have included the following provisions as indicated in Design for Access 2 documents produced by Manchester City Council.

A level Access route with minimum of 1800mm width is provided to the main lobby entrance on the ground floor as indicated on section 21.1.3 of DFA2. There is also an access route to the bin store and parking areas located on the ground floor level.

External doors to the residential block to have minimum clearance of 1000mm as indicated on section 10.1.2 of DFA2

Two disabled car park spaces are provided as indicated on section 1.2 of DFA2

All dwellings above ground floor are provided with lift access as indicated in section 21.1.6 of DFA2.

An accessible WC is provided at a number of apartments with minimum dimensions of 1500mm x 2000mm with wash hand basin at max height of 740mm, and a close coupled cistern fitted with a large dimple type flashing handle at a height of 800mm on the transfer side as indicated on section 21.1.11 of DFA2.

Internal doors will have a minimum clear opening of 800mm as indicated on section 21.2.11 of DFA2.

Internal stairs to have a minimum width of 900mm as indicated on section 21.2.13 of DFA2.

The paths, ramps and steps are to be clean, unobstructed and free of surface water, leaves, snow and ice as indicated on section 27.1 of DFA2.

Handrails to be provided on both sides of ramps, stairs and steps as indicated on section 9.1 of DFA2.