Access Audit

Vacant plot at:

1 Meadowcroft, Off Sharrington Drive, Baguley, Manchester, M23 9PE

2313:DAS May 2014

1 No. of Single Storey Residential Dwelling

1.0 Introduction

2.0 Purpose

3.0 Proposal Brief

4.0 Proposal Compliancy with Design for Access 2

4.1 Visitor Access
4.2 Provision for Adaptation

5.0 Conclusion

DICKINSON WAUGH ARCHITECTURE LTD
Booths Hall Chelford Road Knutsford Cheshire WA16 8GS T. 01565 759899 E. post@dwarchitecture.co.uk Registered in England 4287654

1.0 Introduction

This document has been prepared by Dickinson Waugh Architecture Limited in support of an application for full planning permission submitted to Manchester City Council. The application is made on behalf of Mr Kilgour who seeks permission for 1 No. of new houses on a vacant site at Meadowcroft; a small road off Sharrington Drive.

2.0 Purpose

"Manchester City Council's aim is for Manchester to be recognised as the most accessible city in Europe" and they are *"committed to improving access for disabled people to all our services."*

Manchester has a shortfall of housing stock which meets the requirements of disabled people, therefore, the Council has adopted policies which promote the provision of housing which is *"accessible for all visitors",* and which is also *"capable of adaptation".*

To achieve these aims, Manchester has produced the standards in Design for Access 2 which follow BS 8300: 2001 and Part M of the Building Regulations (2004 Edition). These standards have been used as a reference guide to ensure that the needs of disabled people are considered within the design process.

3.0 Proposal Brief

The applicant seeks consent to construct a new single storey, two bedroom dwelling, for a family member who is ambulant disabled.

The key proposal attributes are as follows:

- Part M compliancy and disabled access shall be paramount within the design.
- The mass of the building shall be that of a single storey bungalow.

As result, the applicant is committed to providing an accessible proposal that utilises the best practise approach of Design for Access 2.

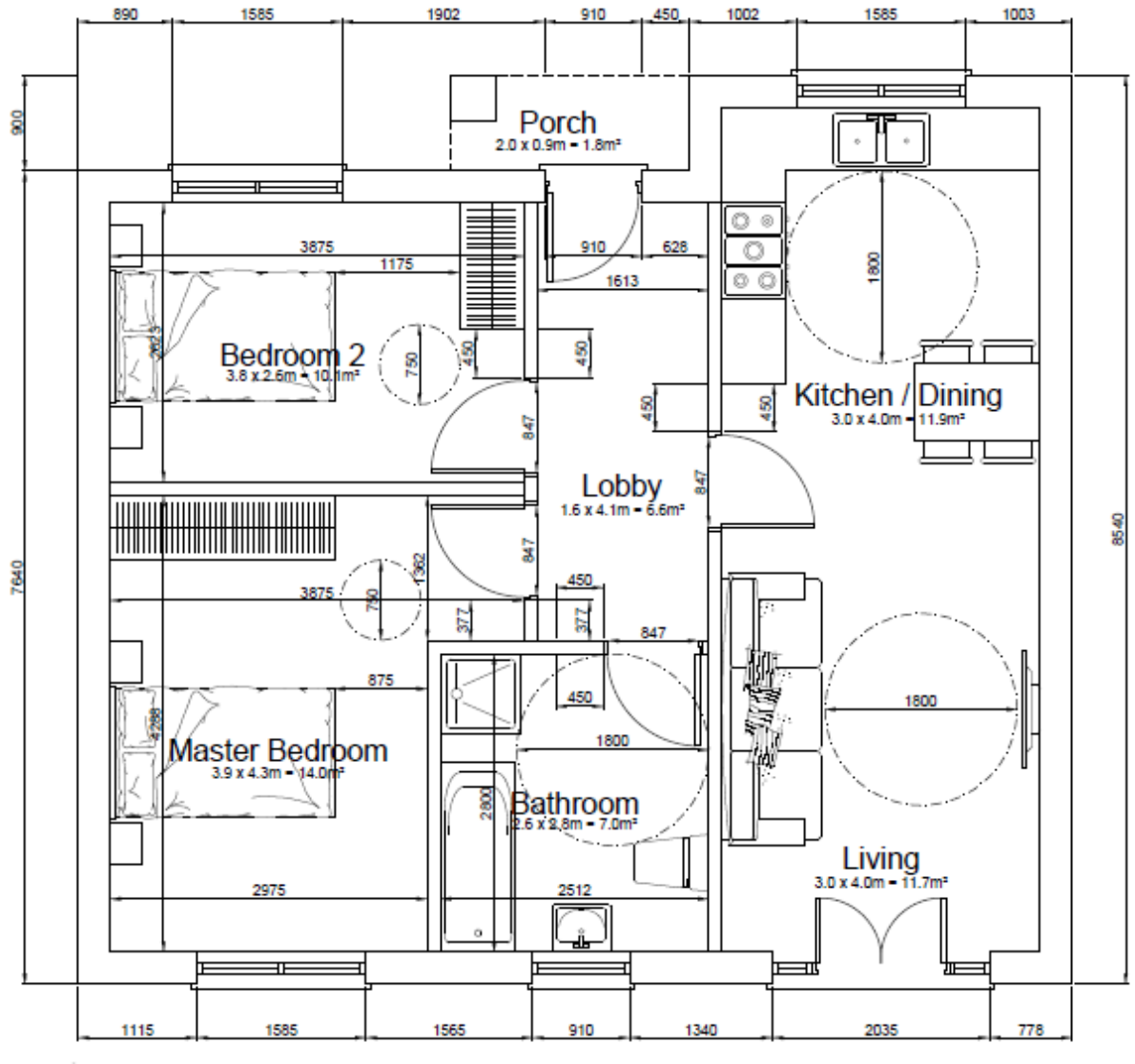
4.0 Proposal Compliancy with Design for Access 2

The proposal provides two bedrooms and all the necessary living accommodation within a modest ground storey footprint of 76.5m^2. In doing so, the proposal aims to provide accommodation that is:

- *"Accessible for all visitors"*
- *"Capable of adaptation".*

However, in some circumstances, slight compromise is required. Fortunately, as the future occupant is known their requirements can be considered.

The future occupant is ambulant disabled and does not use a wheelchair or require the use of a bed lift for instance, as result, some elements of Design for Access 2 are omitted but these recommendations could in most cases be provided in the future through small compromises to the building aesthetics and or layout.



4.1 Visitor Access

The following items shall be provided:

1. At least one accessible parking space should be provided for each dwelling. This is a minimum of 2400 x 4800mm with 1200mm to the rear and one side of the space for loading and unloading of wheelchairs/ mobility scooters.

2. A level access route of minimum 1800mm wide to the principal entrance.

3. For single family dwellings a minimum clear opening of 850mm is expected.

4. Ramped access provided at a gradient not exceeding 1 in 20 (5%) to external garden areas and driveway frontage.

5. Complete level threshold internally.

6. For single family dwellings minimum clear widths of entry lobbies shall be 1200mm and passageways shall be 900mm. The proposed provided 1600mm within the lobby.

7. An accessible WC is provided on ground floor level.

8. Door handles and locks can be accommodated 900mm from FFL (finished floor level).

9. Switches, sockets and service controls can be accommodated 900mm from FFL (finished floor level).

An area in which compliancy is not necessary or cannot be achieved:

1. An entry door of 1000mm clear width is suggested within Design for Access, this might be relevant to provide for extra comfort for wheelchair users however our ambulant disabled user will not require this. Instead, a 910mm opening suits brick dimensions, doors are readily available and aesthetically the door is central within the porch. Increasing the door width in the future would not be difficult however aesthetically it would be a compromise.

2. With no accommodation above ground floor a lift is not required.

3. For single family dwellings a minimum clear opening of 850mm is expected. 847mm can be achieved- this is considered suitable, this could be increased at the detriment to the 450mm clear space at the leading edge of the door. There is only one internal door on the plan where 450mm minimum cannot be achieved, (only 377mm possible). This size cannot be increased without reducing the size of the bathroom, which is pre determined by the regulation for access or making the second bedroom unusable small, which is not practical.

4. Handles, locks and window openings would ideally be 900mm from FFL for a wheelchair user. Given that we know the future occupant of the building lowering window handles to within 900mm from FFL would require the installation of safety glass if cill levels were to drop and additional expense that is unnecessary.

4.2 Provision for Adaptation

Guidance suggests:

"If the future occupier is known they should be consulted on the layout and fitting-out of kitchens, bedrooms and bathrooms, and about any other personal requirements."

Guidance which can be complied with/provided is as follows:

1. Ample floor area is provided within the lobby or living room for charging of a power wheelchair or scooter.

2. Where only one bathroom is provided this shall be 2700 x 2500mm to allow provision of a WC, wash hand basin, bath and a shower.

3. Walls in bathrooms shall be constructed to take future adaptations such as grab rails.

4. The bathroom, by virtue of its compliant size could take future adaptations such as track hoists.

5. Circulation space of 1800 x 1800mm is provided within the kitchen after fitting out.

6. Internal doors have a minimum clear opening of 800mm.

An area in which compliancy is not necessary or cannot be achieved:

1. With no first floor accommodation, there is no requirement for the provision of an identified area for a stair lift or “through-the-floor-lift”.

2. At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000 x 4000mm. This cannot be achieved without compromise to the bathroom, which also has minimum dimension constraints. The proposed provides 3875 x 4287.5mm in its greatest width but generally provides 2975 x 4287.5mm.

3. For dwellings of more than three bedrooms the second bedroom shall be 3000 x 3000mm, the proposed has only two bedrooms and the second room is a smaller 3875 x 2322.5mm.

4. Whilst the bathroom size provided shall comply with future adaptation guidance the layout shall be to the future user’s discretion, therefore, grab rails shall be omitted and a regular shower and bath shall be installed rather than a bath with a transfer seat.

5.0 Conclusion

The standards in Design for Access 2 have been utilised to meet Manchester City Council’s expectations. This document outlines highlights these standards and the compliance to the 1995 Disability Discrimination Act, commitment to the Access 2000 Strategy and the 2010 Equality Act.

Guidance has been adhered to as much as is reasonably possible throughout the design process, and the general arrangement of the dwelling is not only functional, but is also compliant to the needs of both an able-bodied or disabled user alike.