MIHP

Manchester Institute of Health and Performance

Summary Design and Access Statement

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1.0 Introduction



Beswick Community Hub Masterplan

This document accompanies the reserved matters application for the Manchester Institute of Health and Performance (MIHP) located in East Manchester on land adjacent to the new Connell College at the junction with Wilson Street.

MIHP has been an aspiration for MCFC and MCC for over 3 years. Manchester (and Beswick Community Hub in particular) are uniquely suited to host the Institute because of its concentration of academic, clinical and athletic populations.

As the CFA progresses towards completion in 2014, MIHP will be a key element of the Beswick Community Hub proposal which also incorporates a Sixth Form College, Leisure Centre and new retail facilities at the Gateway to the Etihad Campus

The purpose of this document is to explain the design principles and concepts that have been applied to the layout, scale, landscaping and appearance of the proposals. It also demonstrates the steps taken to integrate the proposals into the context of the approved wider masterplan.

This document also explains how the development proposals will be accessed both internally and externally by a range of different users with differing access needs. It also contains details on the consultations that has been undertaken and how this has influenced the design and access proposals for the scheme.

Site Boundary

2.0 The Masterplan Context

Beswick Community Hub



Aerial view of Beswick Community Hub Masterplan

The Manchester Institute of Health and Performance is an integral part of the Beswick Community Hub project which at a wider scale forms a southern gateway to the Etihad Campus when approached from the south along Alan Turing Way.

The project includes:

- Connell Sixth Form College
- Leisure Centre
- Retail Units (Phase 2)
- Highways and Public Realm works

2.0 The Masterplan Context



Connell Sixth Form College



MCR East Manchester Leisure Centre



Public Realm: Leisure Centre and Retail

2.0 The Masterplan Context



Section D-D

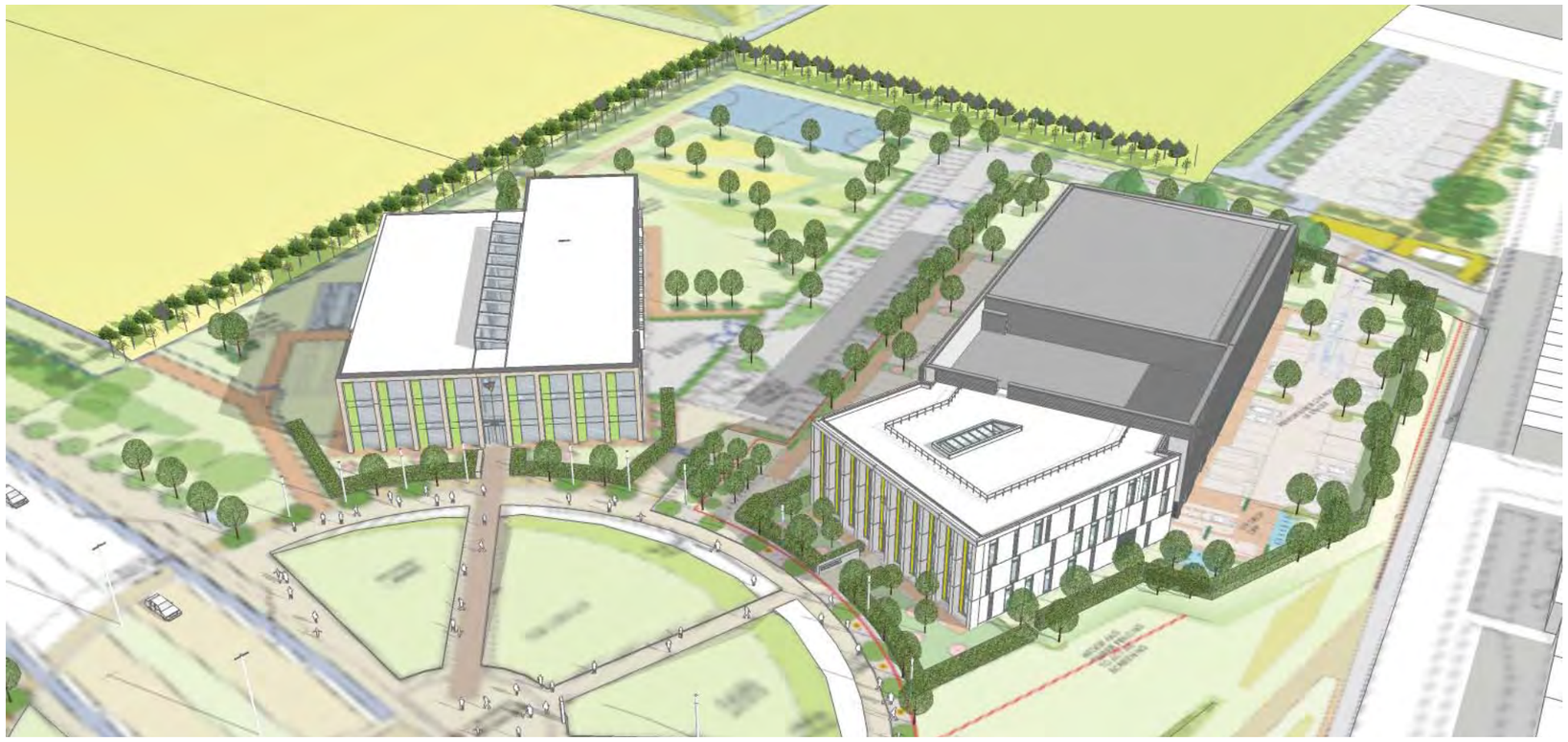


Section E-E

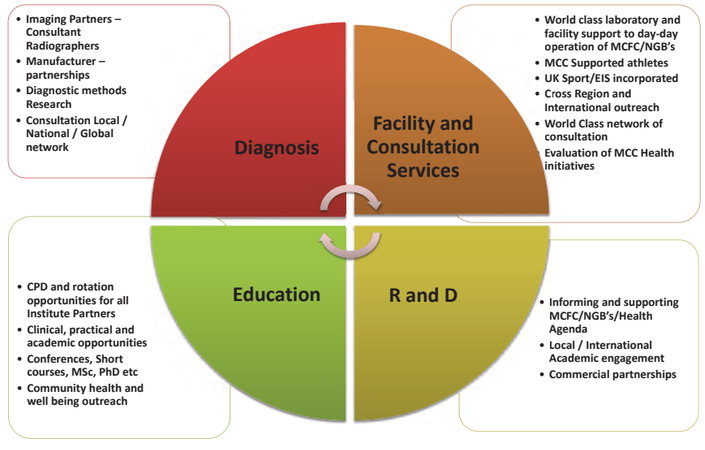


Section F-F

3.0 Vision and Proposal



Aerial view of MIHP in context with Connell College



MIHP operation focus

The proposal is to establish a Manchester Institute of Health and Performance (MIHP) located at the Beswick Community Hub, the southern gateway to the Etihad Campus, which will be regarded as a world-class multidisciplinary diagnostic, education, and research and development organisation.

When established it will be capable of attracting world leading clinical and research partners and accessing worldwide academic and clinical networks. It will provide an environment for local, national and international specialists to investigate and integrate research evidence into cutting edge applied support for elite athletes and the physical activity and health improvement requirements of the general population.

The Institute is situated in a prominent position at the South East corner of the Beswick Community Hub site facing South East. The scheme comprises of three storeys of clinical healthcare facilities, traditional office, education and sports performance analysis accommodation.

The buildings contextual and formal form is carefully considered as part of a wider architectural language adopted across the masterplan. The building form maximises the use of natural light and the use of natural and renewable resources to reduce emissions and to achieve a BREEAM rating of 'Very Good'.

Organisation

The initial brief schedule of accommodation was developed with stakeholders from MCFC and the EIS. This informed the key adjacencies and spatial arrangements of a broad range of diverse functional uses that were required to deliver the client aspiration. Much of the spatial arrangements are informed by regulation and design guidance for best practice and clinical necessity. To achieve the confidence that efficient flow and function was being attained loaded plans have been developed at an early stage in the design process.

A programmed schedule of detailed stakeholder engagements was also carried out to inform each individual space within the building.

4.0 Key Design Drivers and Principles



Site segregation diagram

Overall Configuration

MIHP is split into two distinct forms. To the front a more formal component houses the private healthcare, administrative and research and development accommodation. To the rear a more functional box houses the large volume sports performance halls and laboratories. These forms are separated and cranked around a three storey glazed arrival atrium.

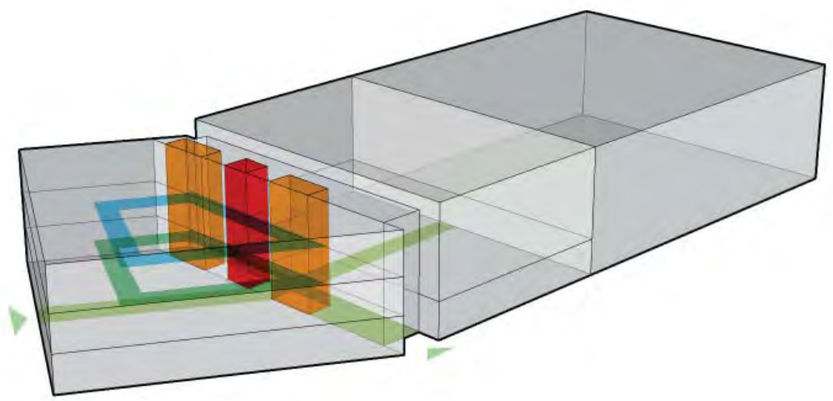
Entry

MIHP has two primary entrances that serve the two key building functions.

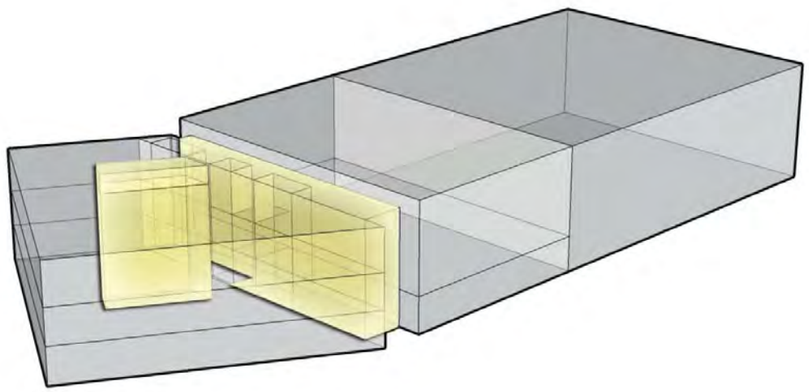
Approaching from the public realm health visitors gain access into the private healthcare facility through the landscaped 'buffer' and colonnade. Here they arrive into a high quality reception and waiting area which sits beneath a three storey light well.

Elite athletes and sports staff will enter the building via their private entrance atrium located at the intersection of the two building blocks. This atrium being at the heart of the building will be lively and bustling space providing all the main circulation through and up into the floor plates above.

4.0 Key Design Drivers and Principles



Circulation



Light

Circulation

Visitors to the healthcare facility will be contained to the ground floor functions of the front building component. An access controlled door will prevent further penetration into sports and administrative areas unless accompanied. Consultation and diagnostic facilities are located in near proximity to the public realm entrance to ensure an efficient patient flow through the department.

Users of the sports and administrative elements move through the floorplates via the central atrium. A lift is located at the heart of the space which arrives at bridge links which float through the volume tying the two blocks together. A feature stair case winds up though the void providing clear way finding. Circulation through the first and second floors is via a short central loop which is punctuated by glazed screens that provide vistas back through to the central atrium and ground floor health entrance to aid visual communication and way finding.

Light

The compact building form benefits from a number of concepts allowing natural light to penetrate deep into the plan. The three storey lightwell to the formal block and its glazed screens allow natural light to penetrate the centrally located circulation corridors. The central entrance atrium will be glazed at the two ends of its axis allowing light to penetrate deep into the space. The glazing will also afford vistas out and through the volume to the neighbouring community and college.

Scale

The scale of each of the key buildings has developed as a function of their brief and in response to enclosing the public realm hub.

MIHP has 3 storeys incorporating triple height spaces predominantly to the performance capture hall, performance and health main entrances.

The footprint of the building measures approximately 31m x 31m for the front health/office block and 68m x 34.5m for the performance capture hall and its atrium entrance.

The facility has a GIFA of 4870m2

5.0 Building Layout

Ground Floor General Arrangement Plan



- Diagnostics and Imaging
- Performance Reception and Holding
- Physiology
- Performance Analysis Hall
- Hydrotherapy and Cryotherapy
- Wet and Dry Changing
- Ancilliary spaces
- Plant area
- Circulation

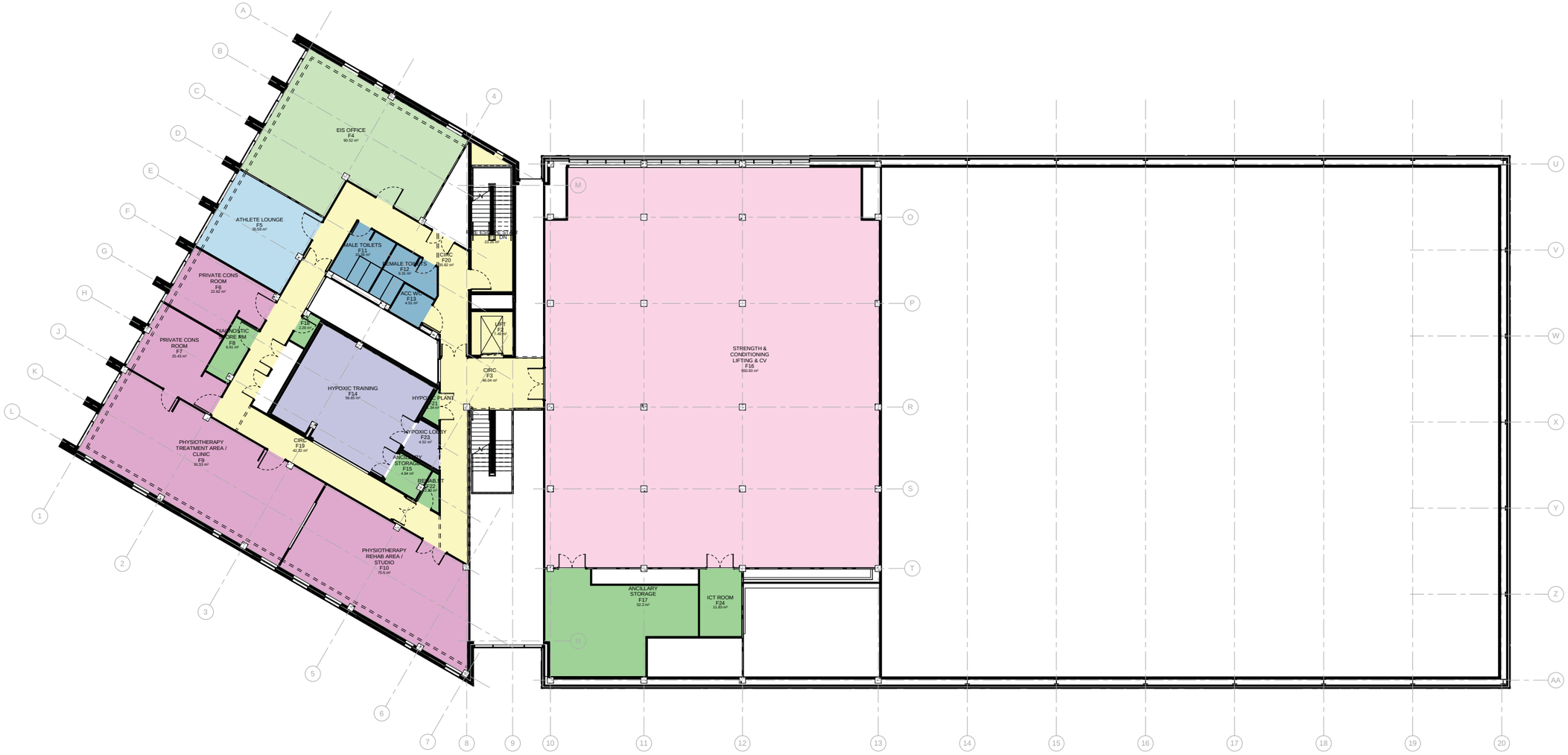
Ground floor level:

Visitors to the private healthcare facility enter the building through the main entrance on the public realm circle hub. They will arrive within a high quality reception space before visiting one of the ground floor consultant diagnostic facilities contained within the secure front portion of the building.

Elite athletes will arrive into their dedicated car park and enter the building at the central glazed 3 storey atrium core. From here they will move through the building to the department they are visiting. Ground level sports facilities include a state of the art performance capture hall with half sized 3G football pitch, Physiology laboratories and Hydrotherapy plunge pools.

5.0 Building Layout

First Floor General Arrangement





First floor:

Olympic weightlifting is catered for in the first floor Strength and Conditioning gym accessed from a bridge link across the central atrium.

Vistas through the building are captured via glazed screens either side of a 3 storey light well that sits over the central healthcare corridor affording cross communication between the front accommodation and the sporting activities to the rear.

The athletes lounge and EIS administrative offices are located to the main building frontage with views out over the public realm. This aids to enliven the active frontage reinforcing a key design principle of the hub masterplan.

The building section demonstrates how compact and efficiently the functional adjacencies have been arranged.

5.0 Building Layout

Second Floor General Arrangement Plan

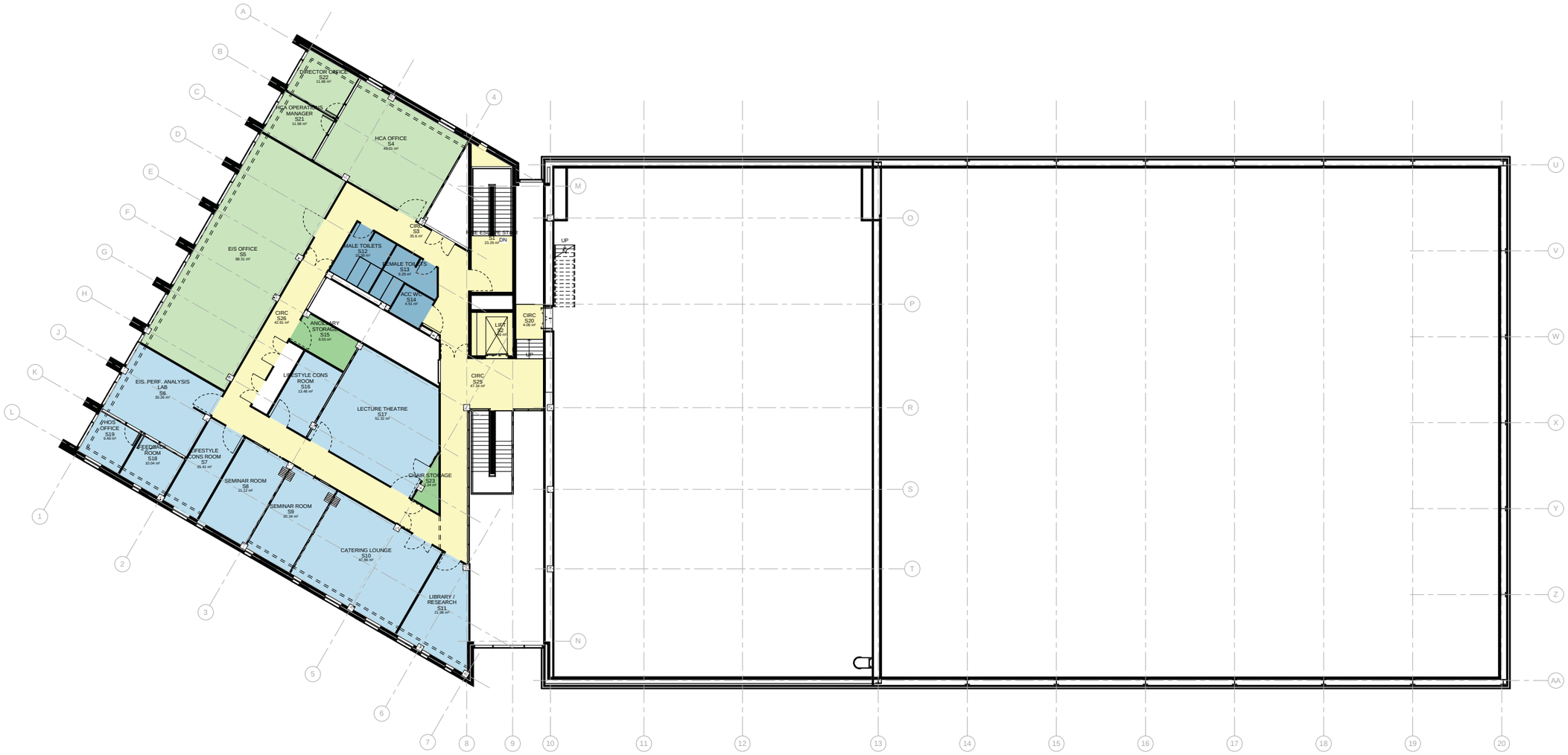
EIS Office and HCA Admin

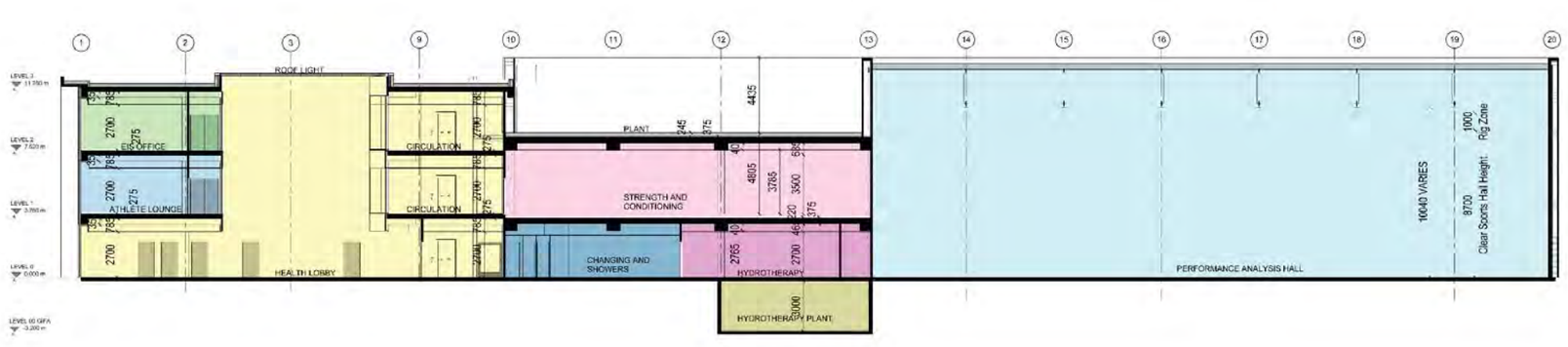
Performance Analysis Education and R&D

WC Accommodation

Ancilliary spaces

Circulation



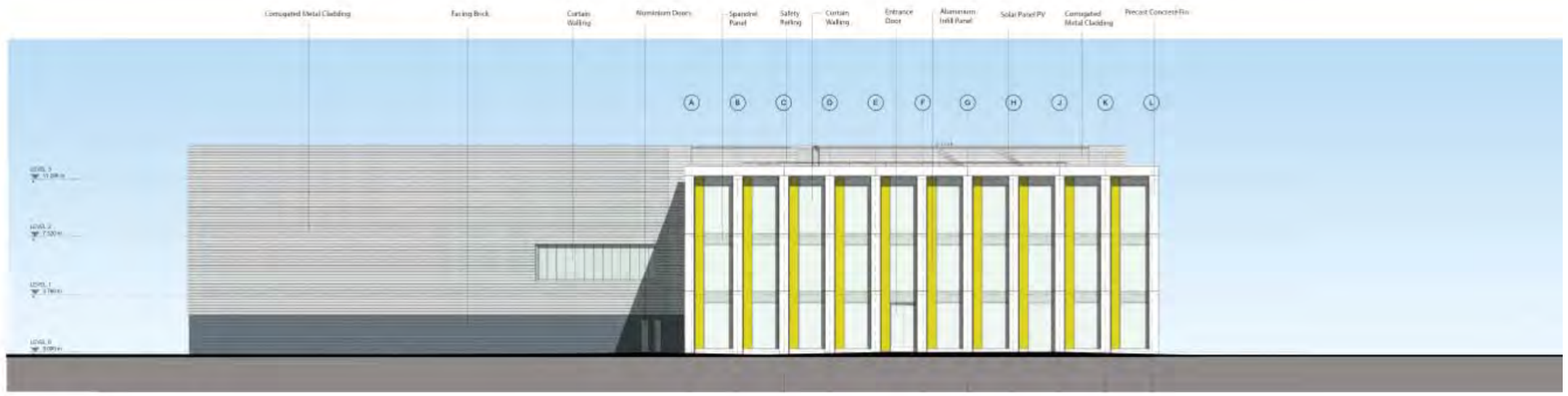


Second floor:

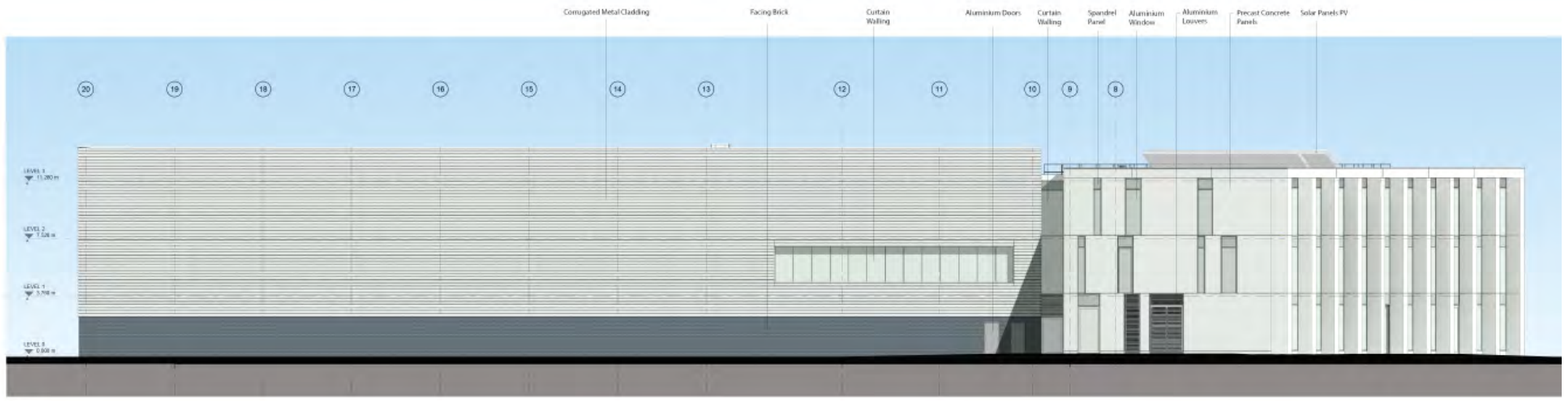
Further administrative and educational facilities have been arranged along the building perimeter to provide views of visible activity over the public realm and southern gateway corner of the wider masterplan.

An enclosed open to air plant space houses all of the building air handling equipment out of view of the building's surroundings.

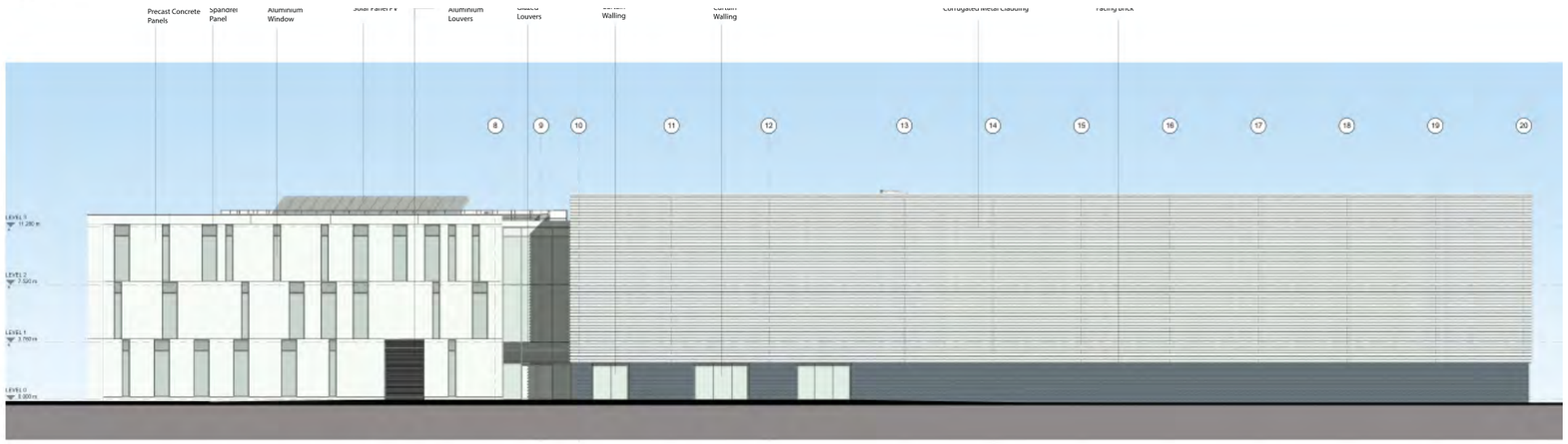
6.0 Appearance
Building Elevations



1 **Elevation 1**
1 : 100



2 **Elevation 2**
1 : 100



2 **Elevation 4**
1 : 100

Across all of the front elevations, a formal, unifying grand order creates a collegiate expression, which is strong enough to command the scale of the public realm hub. At night the front elevations are illuminated, reinforcing the formal expression, complimented with the public facing activities in the building behind.

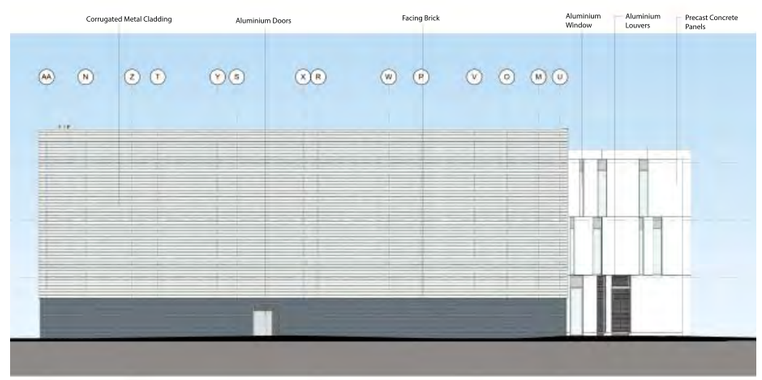
A common architectural language of vertical elements is set up across all of the buildings within the masterplan, which allows for individual architectural treatment within it. The building mass is conceived as a solid 'wrapped' surface that leaves the ends open. The open ends are articulated with a high percentage of glazing in order to animate the public realm and promote an active facade.

The secondary elevations, forming the building wrap are solid with punched windows with a similar fenestration arrangement as the main building facade, but with a lower glazing percentage.

Behind the main facades facing the public realm, lies the efficient plan forms, maximising value for money.

The proposed envelope treatment has been generated by following key design project wide design language for the primary elevation, driven by the Masterplan.

The MIHP health/office block materials have been proposed as a simple palette of off-white concrete panels, glazing with ceramic backed glass spandrels and feature glazed in anodised infill panels. To the performance analysis hall a half round aluminium cladding with an engineering brick lower band is used with a punched band of glazing to the northern façade.



1 **Elevation 3**
1 : 100

6.0 Appearance

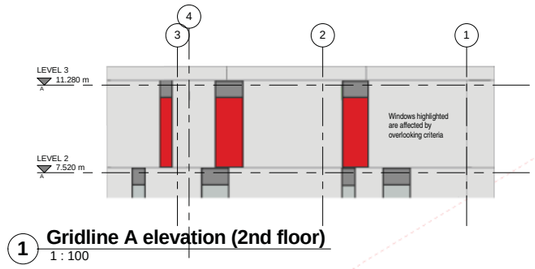
View from the Public Realm



6.0 Appearance
Overlooking

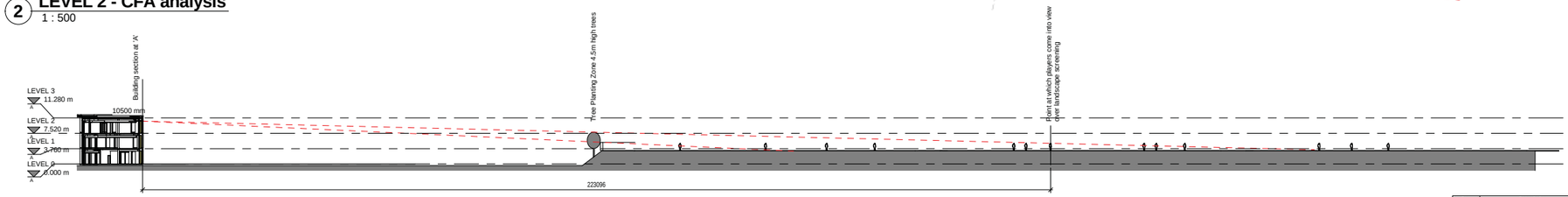
Being adjacent to the CFA, building heights are limited generally to three storeys and in addition no overlooking of the southern Academy pitched is allowed.

This has been considered in the design of the Institute where potential views over the CFA landscape boundary are curtailed with view interrupting film to offices on the second floor to the northern elevation and soft landscaping and a solid east elevation.



1 **Gridline A elevation (2nd floor)**
1 : 100

2 **LEVEL 2 - CFA analysis**
1 : 500



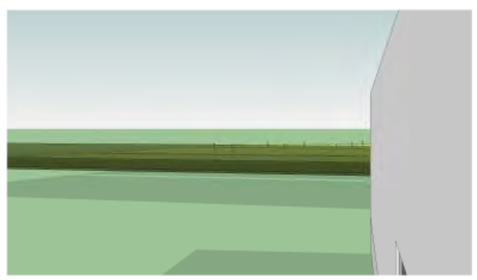
3 **Overlooking Section**
1 : 500

BRIEF (established through analysis carried out on Connell College)
refer to 2013_0318_Pitch Visibility Study - Planning_Rev B

- MCFC require that there are no views to all MCFA pitches on view from the facility.
- MCFC does not want the landscape to form a 'green fortress'. Therefore no boundary treatment to obscure views, such as a 9m high mesh fence similar to those found around golf courses, will be acceptable.
- MCFC will require that the solution be architectural. The area of concern is the second floor on the north elevation overlooking the 3 affected pitches highlighted in green.
- The MCFA boundary treatment and site levels screen all views at Ground and First Floor.
- The escape strategy from the roof will require the operation of roof maintenance to be undertaken strictly by 'Permit to Work' staff ensuring, as far as reasonably practicable that only supervised or authorised staff can undertake work from time to time.

SOLUTION

- The section and plan above finds that at 2nd floor players would come into view over the landscape screening beyond 223.096m. Midway along pitch 6 and beyond towards 5.
- Ground and first floor are excluded as they are protected by the landscape screen.
- We would recommend that opaque or view control film (Solarshield Lumisty or equal approved) is applied to the 3no. windows at 2nd floor along GL A.



4 **CFA view (worst case)**

Rev	Description	Date	Dr by/App by
original by: GG		date created: 05/20/14	approved by: GG

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client name: Manchester City Council & Manchester City Football Club

project: Manchester Institute of Health and Performance - MIHP

drawing: CFA Overlooking analysis

computer file: C:\Revit Projects\RME_AED_XX_XX_M3_A_Architecture_Central_geoff.goodman.rvt
plot date:

project number: 2012.00891.002
scale: As indicated @A1

drawing number: SK012
rev:
issue status: Information

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7.0 Landscape



Site plan

The layout and orientation to the MIHP's public face is embedded in the overall geometry used in the wider public realm, with semi mature tree planting and high quality surface materials reinforcing the two principal thresholds.

The health entrance presents itself to the formal geometry and high public realm of the hub. A welcoming reception space where formal clipped shrubs and small trees provide a defensible green space to the front elevation. The Health car park is linked to the main entrance/ arrival space via a direct, legible and secure route.

The sports entrance sits within the secure cordon of the performance car park. A hard landscaped drop off to facilitate private VIP arrival is provided adjacent to the main entrance doors.

Two secure cycle compounds are accessed via the car parks and sit within the secure lines. For health there are 4 spaces and 24 for sport which exceeds BREEAM requirements to allow for enhanced uses such as the British Cycling team that this building could encounter.

The palette of materials has been developed in cognisance of the wider masterplan. It seeks to reinforce the strategy to provide clear distinction between vehicular and pedestrian movement whilst differentiating between public, semi-public, private and shared spaces. Surfaces are designed to be robust and durable, capable of withstanding user traffic / service vehicles, vandalism, general wear and tear and reduce maintenance and long term management costs.

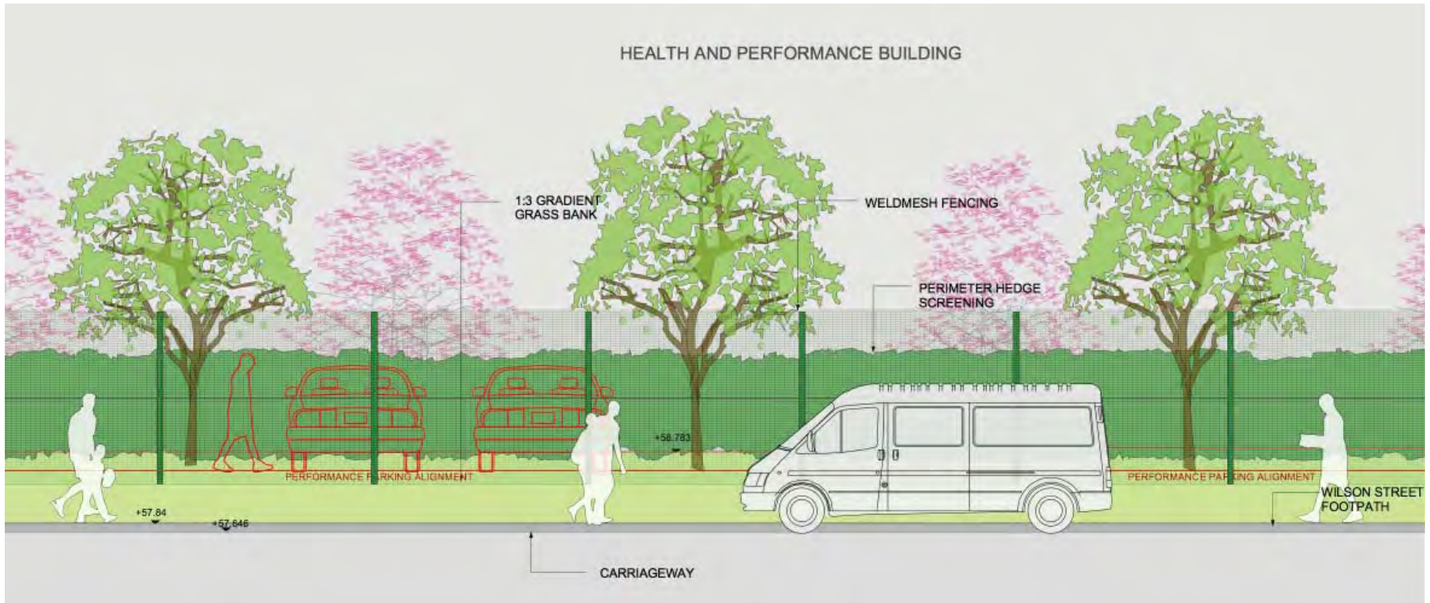
Access roads, parking and service areas will be formed in tarmacadam with all other areas designed for pedestrian use. The surface will be suitable for light vehicle maintenance traffic and will infrequently withstand service and emergency vehicles.

Formal planting to the public realm edge will take reference from the wider masterplan approval to maintain the formal geometry and echo the frontage to be established to the college. Shrub planting to the front of the building is proposed in large single species blocks and maintained as either a hedge or a carpet of green, minimising the required maintenance. The species selection has been very simple and consists of evergreen species that form dense blocks of planting.

Design Proposal
Wilson Street Boundary



Section through landscape buffer on Wilson Street boundary



Elevation of Perimeter hedge to Wilson Street

Lawns to the flanks and rear of the building will be punctuated with semi-mature trees and seasonal bulb planting. An important element to the planting on the scheme is the visual screening along the Wilson Street edge. A 1.5m screen evergreen hedge to the southern edge sits integrated with a close boarded timber fence on a landscape bund to ensure privacy. A mixture of evergreen trees and semi-mature trees will present a green foil along the boundary screening the building form behind.

Within the car parks a mix of ground cover planting is proposed beneath the trees to offer variety and interest, whilst guiding movement throughout.

Car parking

Health 30 spaces (incl. 3 disabled)
Performance 44 (incl. 4 disabled)

The site parking provision has been split into two to serve the two primary functions of the building; healthcare and sports performance. All visitors to the building will arrive by appointment.

7.0 Landscape

Wilson Street Approach



8.0 Inclusive Access
Site Access & Circulation



Public Realm approach southward



Woodland approach eastward



Performance entrance atrium



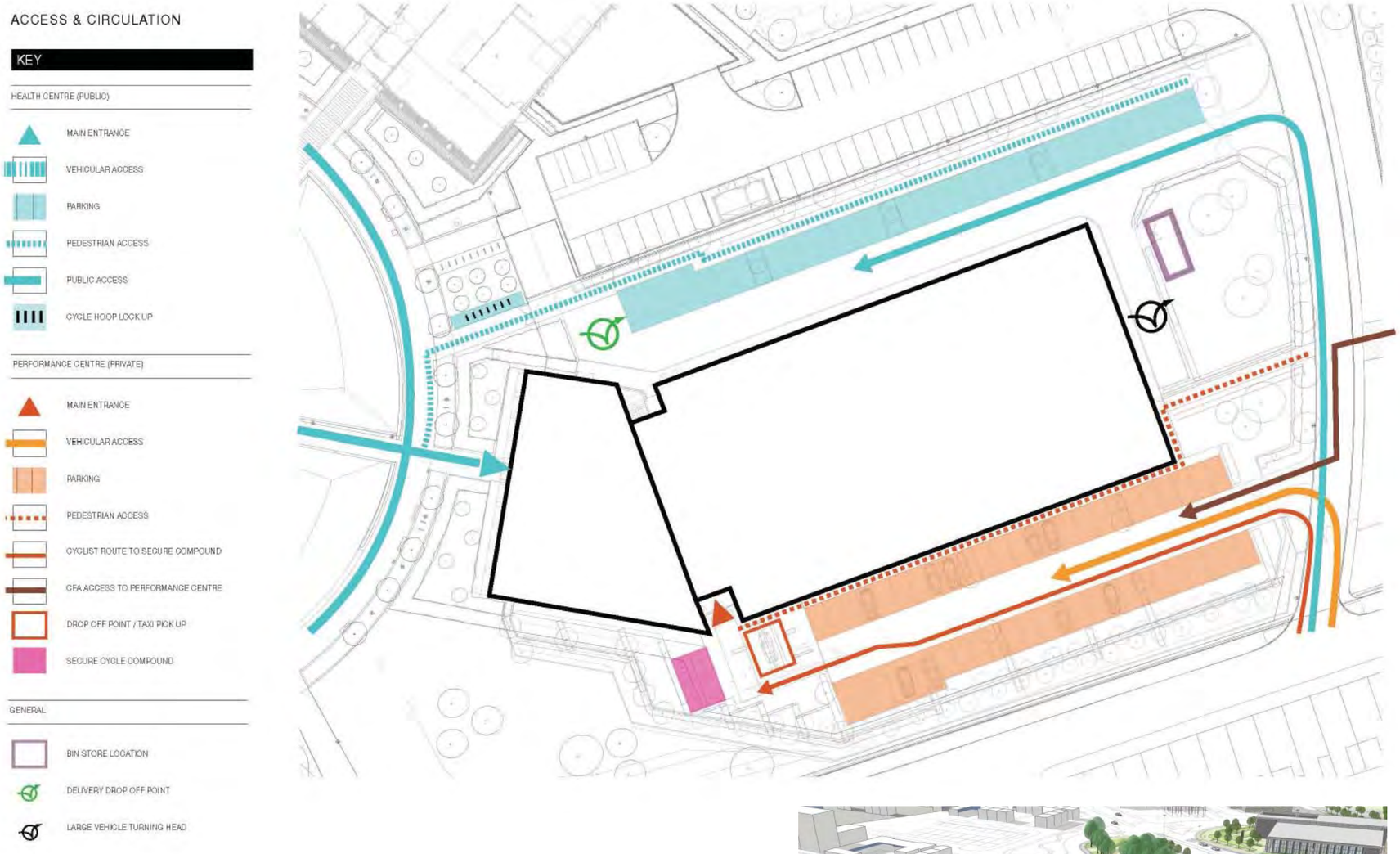
Aerial view over Wilson Street

Inclusion and access have been key considerations both in and around the building for a range of users – particularly when considering para-athletes.

- There is a clear definition of health and performance entrances with adjacent drop-off and nearby accessible parking spaces.
- Gently graded/level external access clearly signed over assisted entrance doors.
- Clearly visible reception points.
- 1800 wide circulation routes for wheelchairs passing.
- Cross corridor doors unless designated as secure doors will be on hold open devices to aid circulation.
- DFA 2 compliant lift accessible to sports wheelchairs. This is also an evacuation lift.
- Wheelchair accessible spaces with 1200 wide doorsets to allow for sports wheelchairs.
- Accessible toilet provision on each floor.
- Accessible changing facilities with flexible buffer space to allow for para-athlete groups and wheelchairs.
- A variety of accessible locker sizes.
- Flexible Lecture theatre seating to allow for wheelchair groups
- Colours/finishes will be developed to consider the visually impaired.
- Hearing enhancement at reception points.
- The fire evacuation strategy is being developed by a Fire Engineering consultant and will consider the evacuation of people with a wide range of types of disabilities, from all areas of the building.
- Equalities Act compliant.

Please refer to the Appendix B - Access Strategy for a more detailed building study.

8.0 Inclusive Access
Site Access & Circulation





Aerial view over site access points

It is anticipated that all building visitors will have made a pre-arranged appointment.

Arrival by car/taxi/coach

- Approach the site entrance along Wilson Street.
- MIHP signage by the site entrance.
- During the day the Wilson Street Gate will be open and access here is shared with the College.
- Signage for MIHP Health and MIHP Performance parking guides the visitor or athlete to the appropriate area.
- Stop by the entrance gate and announce arrival via intercom to reception. Gate opens.
- Regular visitors may be given their own entry fob.
- Park in one of spaces including disabled spaces.
- There is space for taxi drop off and coach parking and turning.
- Visitors and athletes are guided to the front entrance via signage.

Arrival by foot/cycle/bus/tram

- Pedestrian access to the front door is through the heart of the Beswick Hub public realm: The Circle.
- Cycle spaces are located to the side of the building adjacent to the Health entrance. Secure storage is provided at the athletes entrance.
- The nearest bus stops are located within the Circle on Alan Turing Way.
- The nearest tram stop (Velo) is within 5 minutes adjacent to the nearby Asda store to the north.

Health Main Entrance

- Approach to the Health main entrance is through the public realm at the heart of Beswick Hub.
- The highly glazed frontage and fin columns animate the public face of the building.
- The building is set back from the hard landscaped areas with a soft landscaped buffer space to discourage the public from accessing right up to the glazed façade.
- The entrance is demarked by building signage and a short path to the front door.
- At the entrance, a visitor will buzz the intercom through to reception to gain access.

Elite Athlete Main Entrance

- Approach to the athlete main entrance is through the elite athlete car park
- It is signified by a tall glazed slot between the two distinct building blocks.
- The building is set back off Wilson Street and screened behind a landscape buffer for privacy.
- The entrance is demarked by building signage and a paved plaza.
- At the entrance, a visitor will buzz the intercom through to reception to gain access.

9.0 Sustainability

The project is committed to sustainable development principles. Some of the key environmental sustainability commitments are summarised below and are described in more detail in the Environmental Standards Statement.

Carbon reduction target is based upon commitment to achieve a minimum 15% improvement upon part L 2010. The project's green energy commitment will target a minimum of 15% Improvement over Part L 2010 through the implementation of the Lean, Mean, Green design philosophy and in particular a Photovoltaic's systems will be provided as part of the low zero carbon strategies to achieve this improvement.

Water consumption will be minimised through commitment to reduce the site's potable water use. This will be achieved through the implementation of water reducing techniques such as the specification of low water demand sanitary appliances.

The Institute will have a dedicated storage space to cater for recyclable materials generated by the building during operation; there will also be a recycling policy which will help ensure the maximum amount of waste is diverted from landfill or incineration.

The design team intend to minimise the environmental impact of the materials used within the design by prioritising the specification of materials that are environmentally friendly, of low embodied energy, locally sourced, and can be recycled or reclaimed when the building comes to the end of its life.

With reference to biodiversity a suitably qualified Ecologist undertook ecological surveys to support the original planning application of the wider masterplan which provided advice to enhance the ecological value of the wider proposals. The landscape design has introduced native habitats, native species and promotes local indigenous fauna and flora, enhances the local wildlife network connectivity where the specification of native trees will contribute significantly to the ecological value of the site.

Environmental target rating

The objective for the scheme will be to optimise energy efficiency and minimise carbon emissions within the project buildings, whilst providing a healthy environment for occupiers and users.

Based upon current energy modelling, the proposed Manchester Institute of Health and Performance development is designed to achieve a 15% improvement upon building regulations Part L 2010. This is in compliance with policy EN 6 of the Manchester Core Strategy 2012-2027.

The design team have followed a number of pertinent design principles to achieve an energy efficient building through implementation of passive design principles wherever possible and appropriate.

The building has been designed to maximise natural daylight, passive ventilation and cooling wherever possible to minimise active plant use. The developments will target high performance thermal fabric and air tightness standards and incorporate solar control measures such as shading and glazing specification to minimise cooling requirements.

In particular, the following design features are of note:

Ventilation
Whilst passive ventilation will be provided where appropriate; due to site external noise levels to provide the buildings' occupants with a comfortable internal environment, energy efficient mechanical ventilation has also been provided.

Lighting
The internal and external lighting design will provide a reduction in energy consumption without compromise to the schemes well lit environment. This will be realised through the implementation of sustainable lighting strategies such as specification of energy efficient luminaires and daylight and motion sensors linked to the Building Management System.

Landscape Design
The landscape design will maximise passive solar gain and shading through the intelligent specification and positioning of deciduous trees to provide warmth in the winter and cooling in the summer.

Renewable Energy
The scheme has been designed to include passive and energy-efficient design solutions in order to minimise energy demand and carbon emissions prior to consideration of renewable energy technologies in line with the appropriate design hierarchy. These will be located at roof level within a secure cordon to the healthcare block.

BREEAM
Within the Guide to Development in Manchester SPD the City Council encourages developers to use the Building Research Establishment Environmental Assessment Method (BREEAM) to assess environmental performance. It is suggested that developments should achieve both Design and Post Construction BREEAM ratings of "Very Good."

The developer has put forward the following proposal that fulfils these guidelines:
A minimum target rating of BREEAM 'Very Good' is demonstrated through pre-assessment against BREEAM New Construction assessment method with an aspiration to achieve Excellent.

Ventilation strategy

The ventilation systems within the buildings where mechanical their items of plant equipment located at the roof level plant deck, or in the case of smaller systems, within the building above suspended ceilings. Ventilation equipment shall be specified to incorporate heat recovery facilities between the supply and extract systems.

Ventilation equipment shall be located within internal plant rooms or within dedicated plant spaces strategically designed to blend in with the aesthetics of the building. Ductwork distribution will be kept at low level to ensure it is concealed from key vistas.

Waste management

The future tenants will engage a private contractor to provide Waste Management Services for each of the developments. See the Waste Management Statement [INS_ BDPM_RP_106] also submitted in support of the proposed development, for further detail.

Design Standards

The following standards that are considered in the development of the design:

BREEAM (2012)
Design for Access 2
British Council of Offices best practice for the specification of offices 2009
Building Regulations (2012)
Building Operations to be CQC compliant
Clinical spaces designed to Health Building Note (HBN) and Heath Technical Memorandum (HTM) Guidance
British Association of Sport and Exercise Sciences (BASES) guidance.

10.0 Security Strategy



The layout of the Institute has been developed to meet the required security for the functions within. This provides three distinct zones:

- Public Realm
- Health Area
- Performance Area

Public Realm – This area is within the public domain and as such can be accessed by all.

Health Area – This can be accessed by members of the healthcare staff and public who have scheduled appointments to attend the private Healthcare department.

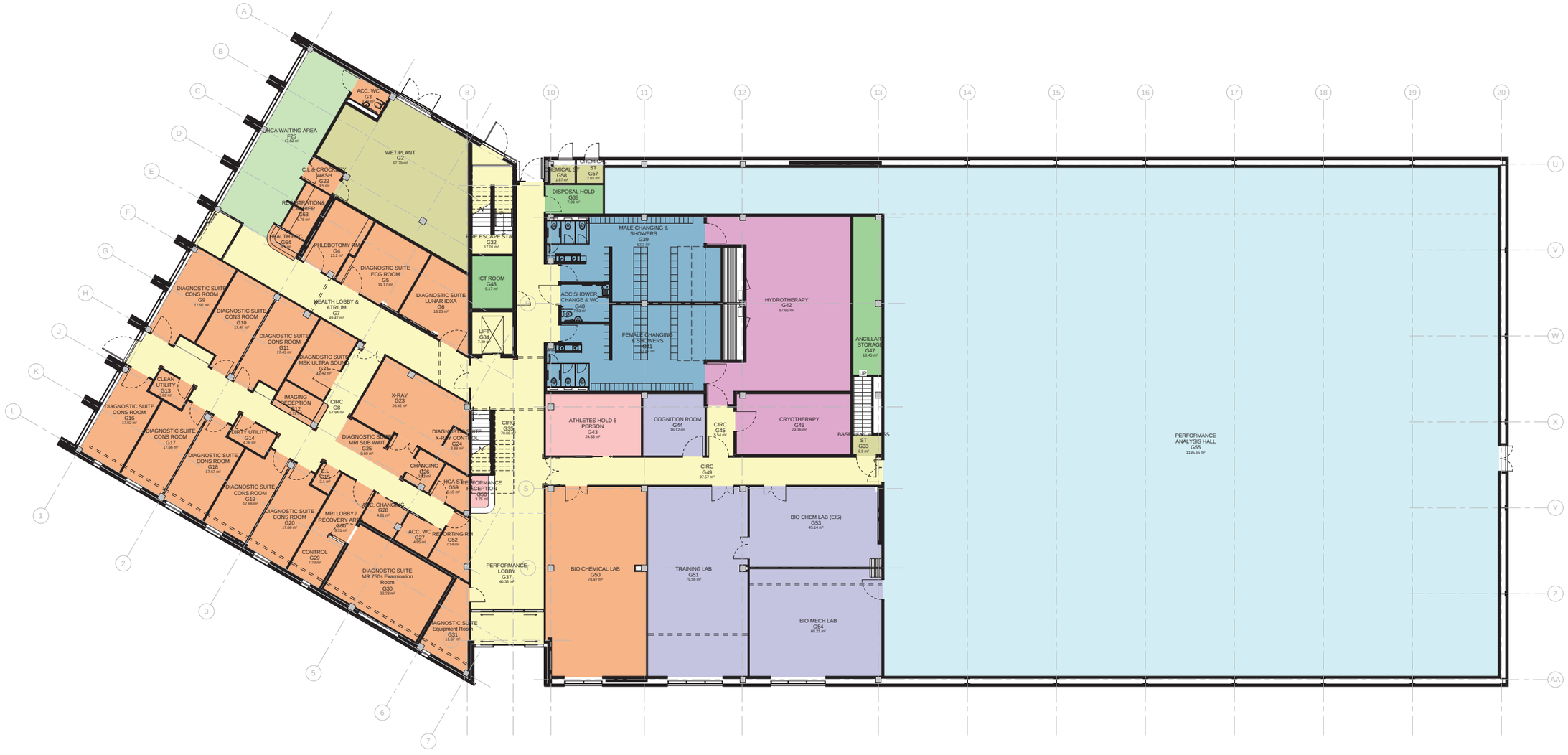
Performance Area – This can be accessed by sports performance partner members of staff and elite athletes who are attending the Performance Analysis department.

All areas are contained behind a secure fence line that has access control systems to control entry and egress. The Performance Area car park is screened from view through use of a landscape buffer to protect the privacy of elite athletes.

Secondary lines of secure access control systems occur at the two building entry points.

Architectural & Landscape Drawings





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Deloitte Real Estate	Planning
space	FF&E
BDP. ARCHITECTURE	Leisure

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Education Funding Agency

Rev	Description	Date	Dr by	App by

Issued to: EA	date created: 06/09/14
	approved by: GG

Project
Beswick Community Hub Project

project
Manchester Institute of Health and Performance - MIHP

Drawing
Ground Floor GA

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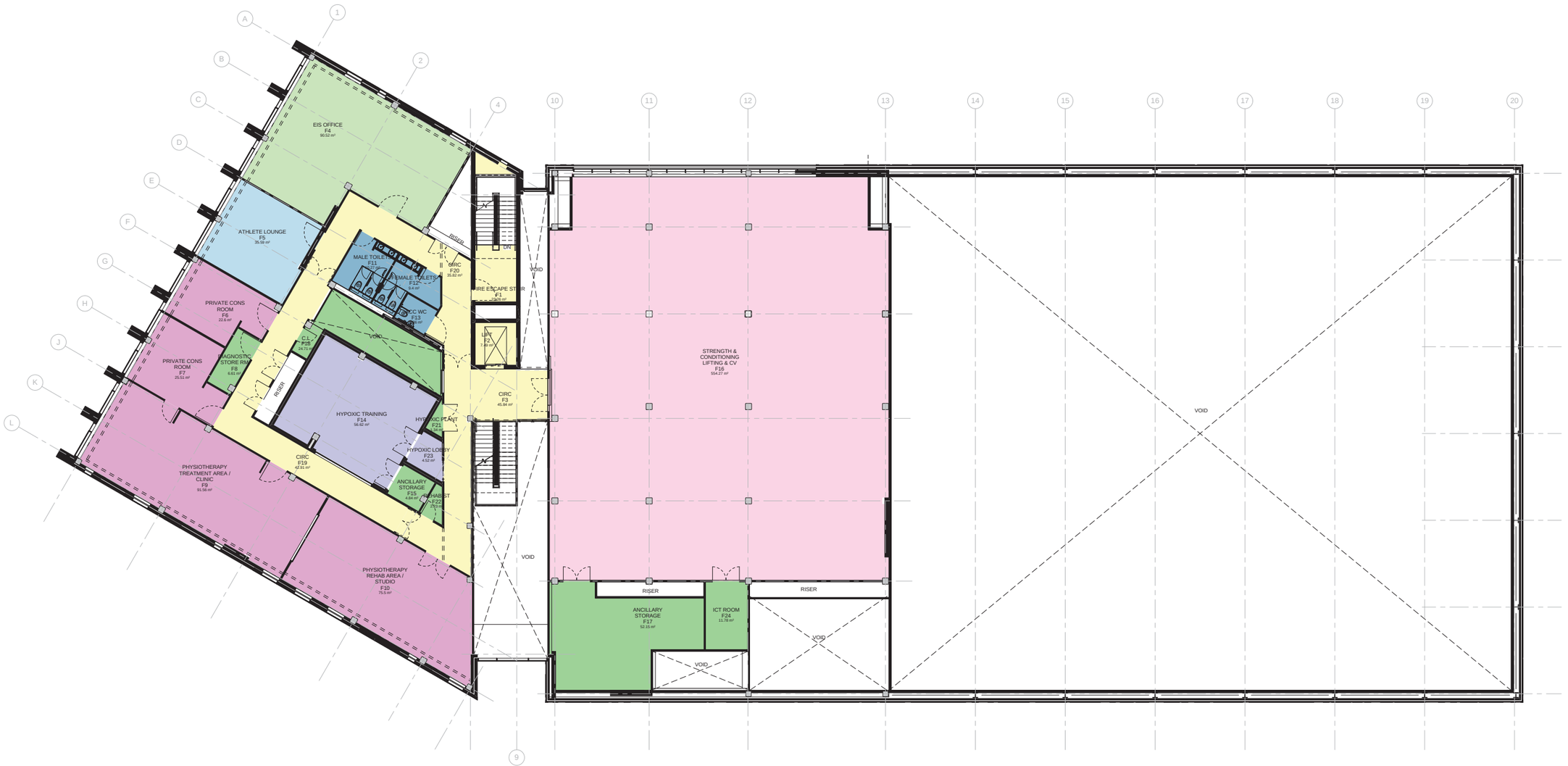

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Issued by	Date of issue	Approved by
Author	06/10/14	Approver

project
Beswick Community Hub Project

client
Manchester Institute of Health and Performance - MIHP

drawing
First Floor GA

computer file: C:\Users\paul.d.slater\Documents\RVG_AED_XX_XX_M3_A_Architecture_Central_paul.d.slater@aedas.com.rvt
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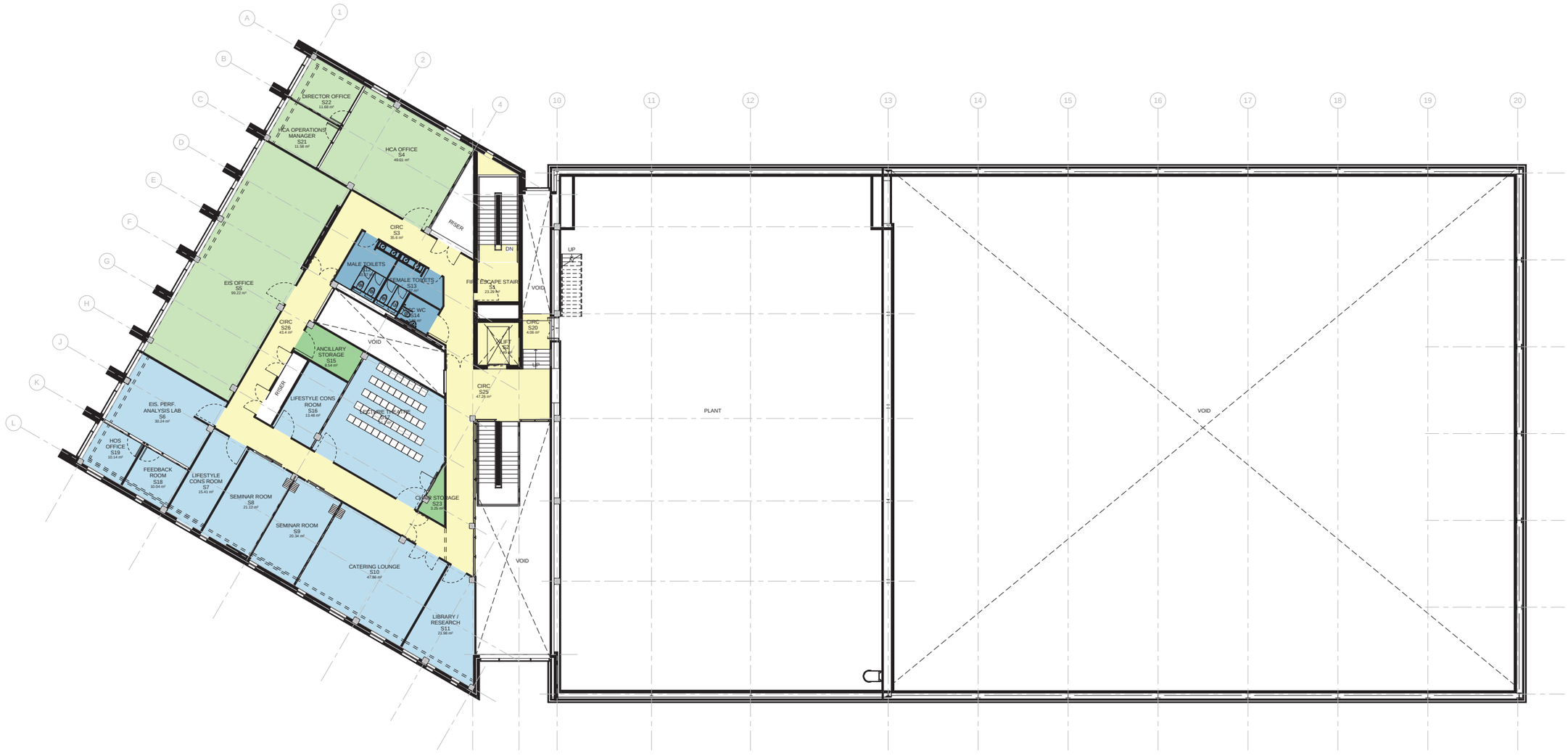

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Issued by: Author	Date created: 06/10/14
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Project
Beswick Community Hub Project

Project
Manchester Institute of Health and Performance - MIHP

Drawing
Second Floor GA

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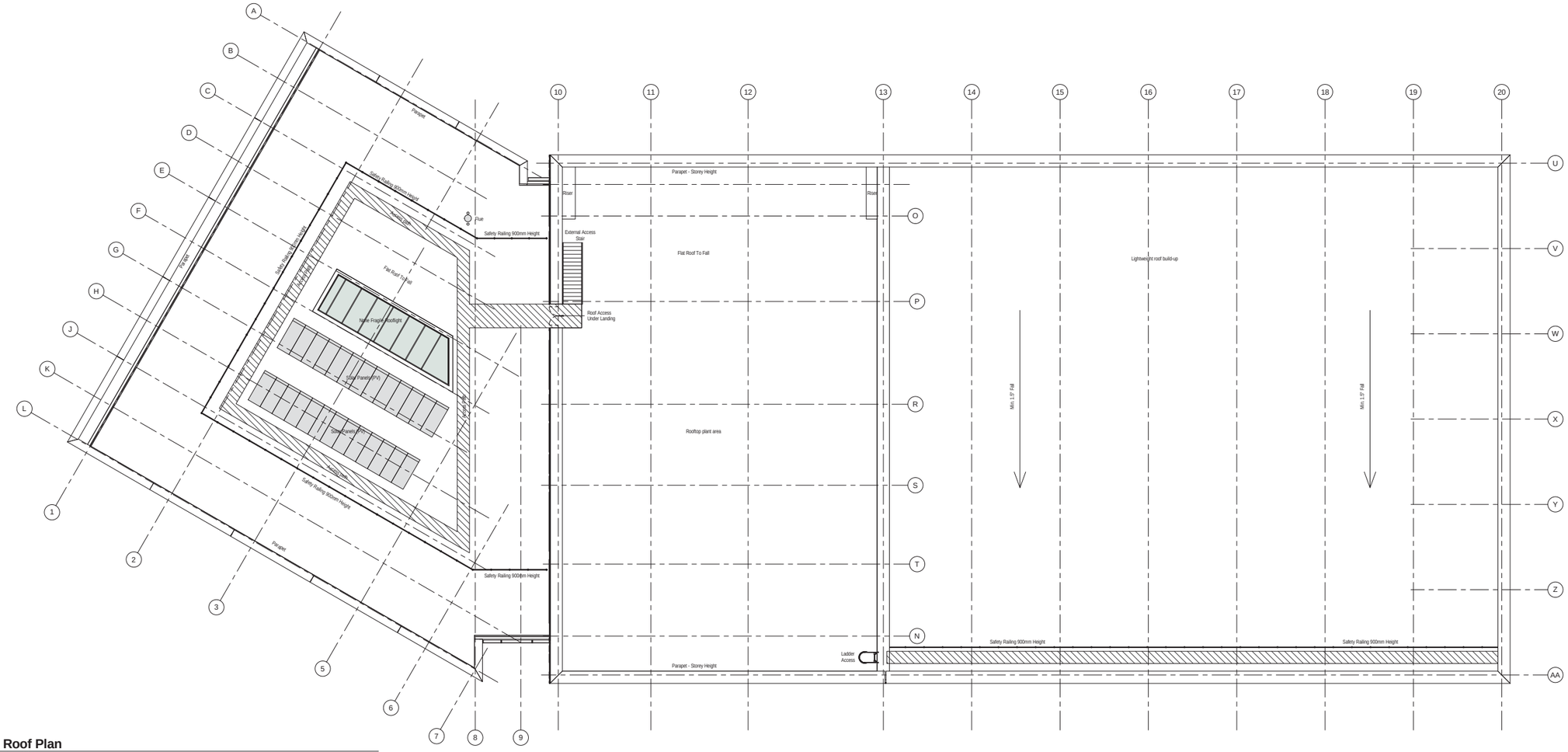
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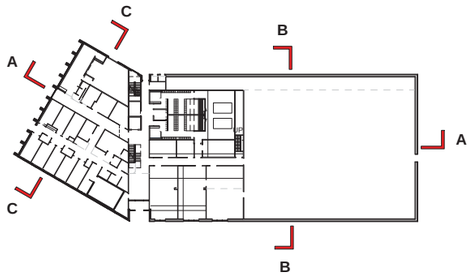

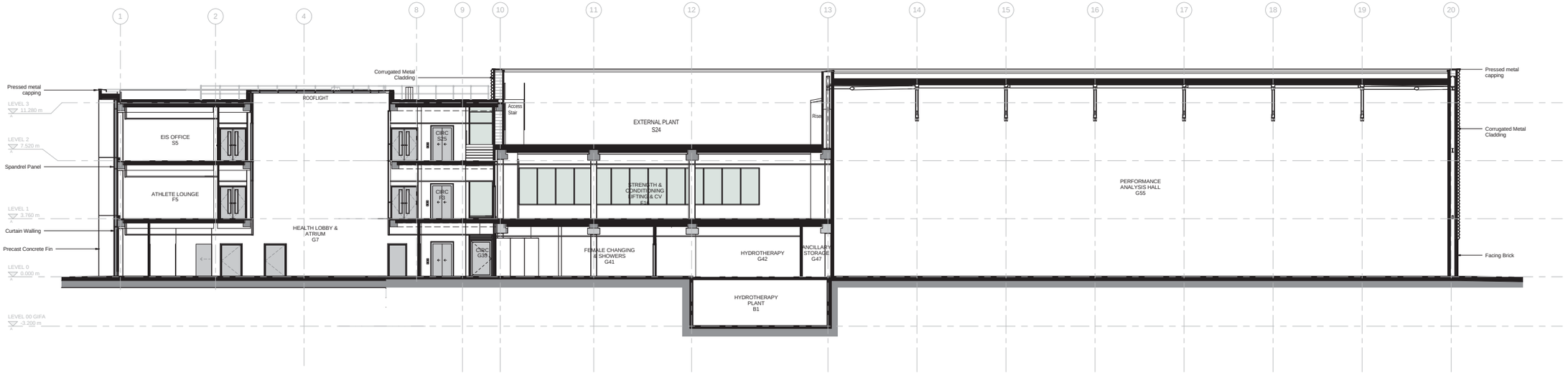

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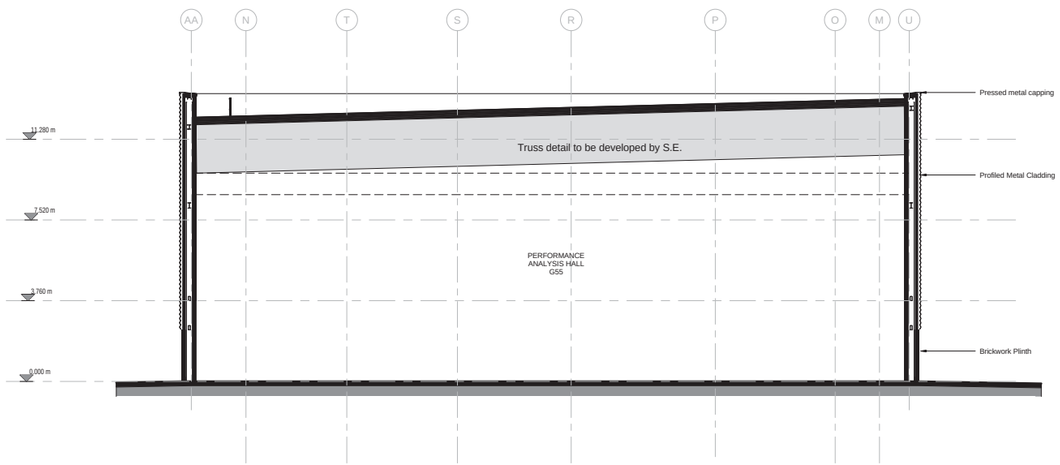

3 Section BB
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Project
Beswick Community Hub Project

project
Manchester Institute of Health and Performance - MIHP

drawing
Typical Sections - Sheet1

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drawing number: PL_INS_AED_AR_20_201	rev:	issue status:

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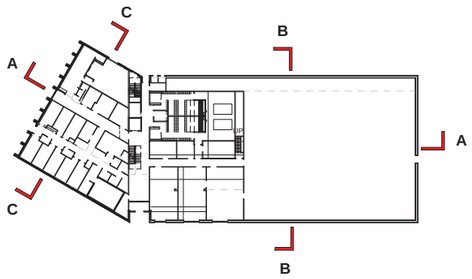



1 Section CC
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SPA ARCHITECTS	Leisure

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LTA sport

Rev	Description	Date	Dr by	App by

original by: Author	date created: 06/12/14	approved by: Approver

project: Beswick Community Hub Project

project: Manchester Institute of Health and Performance - MIHP

drawing: Typical Sections - Sheet 2

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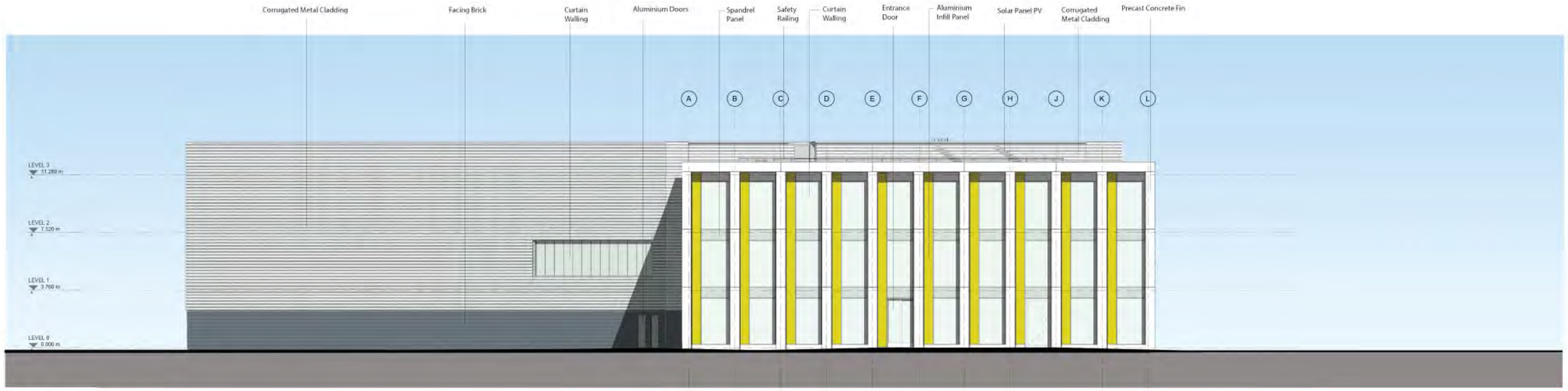

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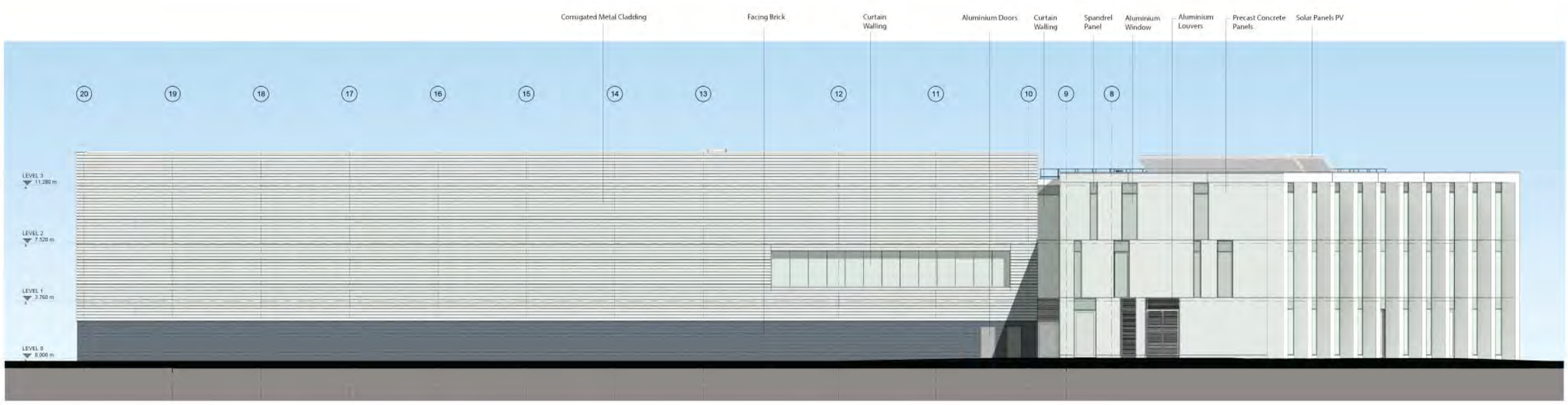

2 **Elevation 2**
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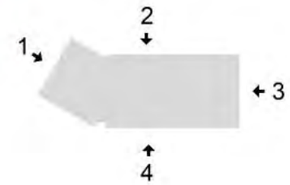

Rev	Description	Date	Dr by	App by

originated by: Author	issue purpose: 06/10/14	approved by: Approver

Project:
Beswick Community Hub Project

project:
Manchester Institute of Health and Performance - MIHP

Sheet Title:
Overall Elevation - Sheet1

project number: 2012.00691.002	scale: As indicated @A0
drawing number: PL_INS_AED_AR_20_401	rev: — issue status: —

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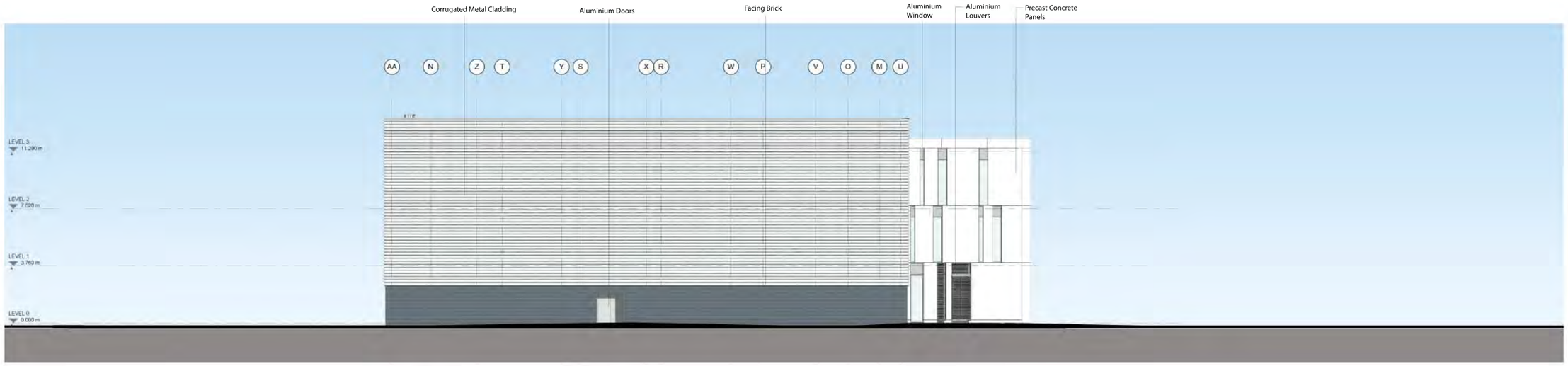

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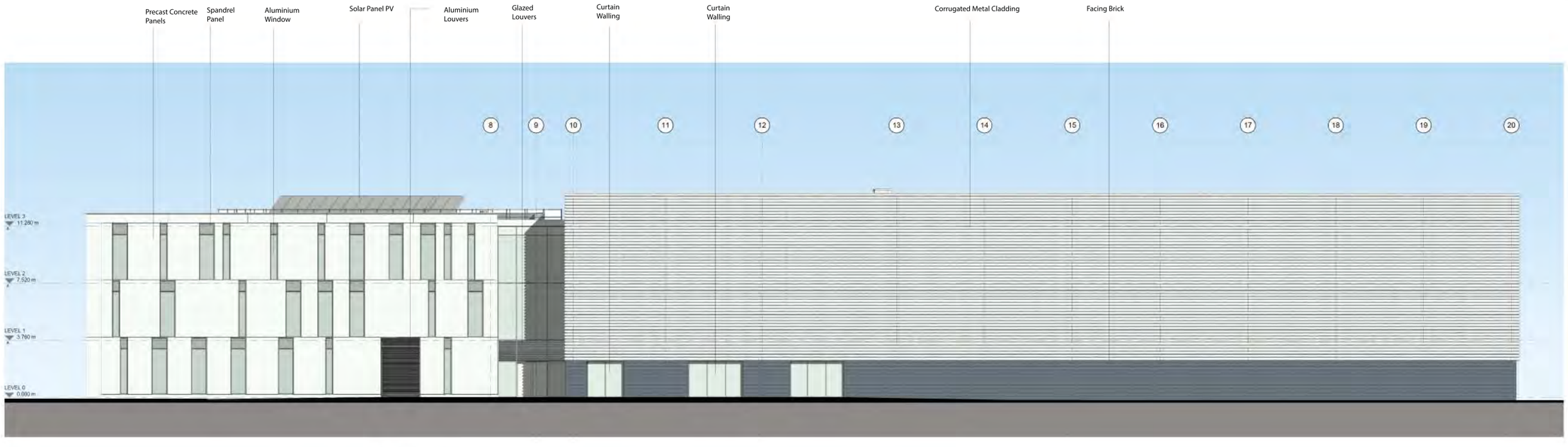

2 Elevation 4
1 : 100

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AECOM
Deloitte Real Estate
space

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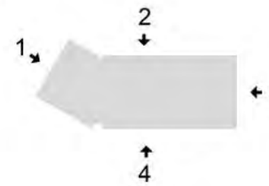

Rev	Description	Date	Dr by/ App by
Engineer by: Author		06/10/14	Approver

Project:
Beswick Community Hub Project

Architect:
Manchester Institute of Health and Performance - MIHP

Drawing:
Overall Elevation - Sheet2

Annotation Set: C:\Users\jack.dwyer\Documents\15_402_21_01_MIHP_Architect_central_jack.dwyer.rtd

Project number: 2012.00891.002

Scale: As indicated @A0

Drawing number: PL_INS_AED_AR_20_402

Rev:

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Planting Schedule:

Code	Species	Height (cm/mm)	Transplants	Girth	Habit/Form	Area/ Length	Density/No.	Numbers
	DECIDUOUS TREE PLANTING							
Ac	Acer campestre	-	-	14-16cm	BR 1m clear stem	item	item	8
Ag	Alnus glutinosa	-	-	14-16cm	BR 1m clear stem	item	item	7
Bp	Betula pedula	-	-	14-16cm	BR 1m clear stem	item	item	19
Cs	Castanea sativa	-	-	18-20cm	Semi-Mature RB 2m clear stem	item	item	1
PcC	Pyrus calleryana 'Chanticleer'	-	-	16-18cm	RB 2m clear stem	item	item	5
TtB	Tilia cordata 'Greenspire'	-	-	16-18cm	RB 2m clear stem	item	item	7
TtB	Tilia tomentosa 'Brabant'	-	-	16-18cm	RB 2m clear stem	item	item	11
Qb	Quercus robur	-	-	18-20cm	Semi-Mature RB 2m clear stem	item	item	1
	EVERGREEN TREE PLANTING							
Pn	Pinus nigra Austriaca	350-400cm			Feathered	item	item	18
Sd	Sequoia sempervirens "Aptos Blue"	400-450cm			Feathered from base	item	item	2
	MULTI-STEM TREE PLANTING							
Ps (m)	Prunus serrula	300-350cm			Multi-Stem - Min 3 Stems from base	item	item	6
Buj (m)	Betula utilis var jacquemontii	300-350cm			Multi-Stem - Min 3 Stems from base	item	item	3
	HEDGE PLANTING							
	Perimeter bund hedging							
Fs	Fagus sylvatica	150cm		BR	Feathered hedging stock		7/lnm	-
	Formal shrub planting at entrance							
Tb	Taxus baccata	120cm		BR	Feathered	120 sqm	7/sqm	-
	Shrub planting							
Sh	Sarcococa humilis	20-30cm		3Ltr	Bushy	174 sqm	7/sqm	-
	BULB PLANTING							
	Crocus (white, lilac and purple mix) 33%			Bulb		-	30 sqm	-
	Hyacinthoides non-scripta 33%			Bulb		-	30 sqm	-
	Narcissus 'King Alfred' 16.5%			Bulb		-	30 sqm	-
	Narcissus pseudonarcissus 16.5%			Bulb		-	30 sqm	-

SOFTWORKS

SEMI-MATURE TREE
Refer to planting schedule for details and specification.
To be planted in minimum 1.1m tree pit with 900mm deep soil and 200mm drainage layer. Double staked above ground guying. 75mm mulch dressing to surface

EVERGREEN PLANTING
Pine tree planting
To be planted in minimum 1.1m tree pit with 900mm deep soil and 200mm drainage layer. Above ground wire guying detail to be developed. 75mm mulch dressing to surface

FEATURE PLANTING
To be planted in minimum 1.1m tree pit with 900mm deep soil and 200mm drainage layer. Double staked above ground guying. 75mm mulch dressing to surface

EXISTING TREES TO BE RETAINED
Trees retained where advantageous to the scheme. For retained planes to the south east corner of the site additional crown pruning & lifting is required with all deadwood removed.

HEDGING
Planted in a minimum 600mm deep x 500mm wide soil trench with 100mm drainage layer. Localised mounding included to ensure improved drainage. Post and wire fence installed during establishment.

ORNAMENTAL SHRUB PLANTING
Planting in a minimum 600mm deep soil with a minimum of 75mm bark mulch dressing. Refer to schedule for species and numbers.

SEASONAL BLUB PLANTING
Introduced to the edge of the parkland areas in swathes

RAISED LANDFORMS
General lawn areas with a 50mm upstand with landforms raising to a maximum 1000mm. Earthworks profiled to create a visual screen from Wilson Street. Laid over a minimum 200mm topsoil.

MANICURED LAWN AREAS.
Laid over a minimum of 200mm topsoil.



Planting Notes:

1. Plant handling at the nursery, and during transit up to delivery , shall be in accordance with 'Plant Handling' the booklet published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association) which refers to the reciept, unloading and temporary storage of plants.

2. Plants shall be first class examples of their species or variety, free from all pests and diseases with good fibrous root systems and materially undamaged.
(Refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock')

3. All planting is to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.

4. All trees are to be staked and secured as followed:
i) All semi mature trees are to be underground guyed, detail to be confirmed.
ii) All Extra Heavy standard trees are to be double staked to 750mm above ground and secured using a single rubber tie. Detail to be confirmed

5. One number 80litre bag of tree planting compost (non peat based) is to be incorporated into two EHS tree pits or 4 Sel Std tree pits. Compost must be thoroughly mixed with with excavated (or imported) topsoil. Trees shall be planted in tree pits large enough to accomodate tree roots when fully spread.

6. Trees planted in grass are to have a 500mm diameter clear zone to the base and are to be mulched to a depth of 50mm with approved medium grade tree bark.

7. The contractor must ascertain for himself the exact location of any underground services and maintenance points.

8. All seeding, turfing and planting is to be implemented into ground prepared by the main contractor. All hedgerow whips and understorey whip planting are to be pit planted and backfilled with P4 Water Retaining Polymer and Enmag slow release fertiliser. Rates of application to Manufacturers recommendations.

9. Water as necessary to ensure the establishment and continued thriving of planted and grassed matter.

10. Carry out all work when soil and weather conditions are suitable:
i) Do not plant during periods of frost or strong winds. Plant only during the following periods
- Bare root deciduous trees and shrubs: Late October to late March
- Container grown plants: At any time if ground water and weather conditions are favourable.
Ensure that adequate watering and weed control is available.

11. All areas of ornamental shrub planting & hedging are to be mulched to a consolidated depth of 75mm using an approved amenity grade bark mulch.

Maintenance Notes- these notes are for guidance only. Please refer to dedicated report for detailed information

1. Maintenance is to be carried out on a monthly basis (12nr annual visits) At each visit the following operations are to be carried out:
a- Check and firm all planted material including tree stakes and ties. Adjust any ties that are loose or rubbing. Tree stakes are to be removed following the second growing season following establishment. Also check materials after stormy or windy conditions.
b- Check for pests and diseases and treat appropriately
c- Remove all weeds and unwanted material via a combination of chemical and hand weeding operations to maintain a 1m clear area around each whip.
d- Pick up all litter and remove all arisings from site
e- Sweep all paths and roadways and dispose off site
f- Remove any dead material from site
g- Mow all seeded and turfed areas to a height of 50mm for the first cut following sowing and 20mm for each cut thereafter (15 cuts annually - Fortnightly during the growing season. No cuts between Nov - March).
h- Water as necessary to ensure the continuing health of all plants and grass

2. Carry out the following operations every 6 months:
a- Apply an approved fertilizer (non residual) to all planted material during spring and autumn
b- Apply an approved fertilizer to low maintenance grass areas during spring and autumn
c- Clip hedges to achieve the mature height of 1.2m. Leader growth to be left until this height is achieved and then lateral growth promoted.

3. Carry out the following operations annually:
a- During autum or following flowering prune all shrub material in accordance with good horticultural practice
b- Check all tree stock and carry out any necessary pruning (in accordance with good horticultural practice) to remove dead, dying, diseased or dangerous limbs or to achieve a balanced crown.
c- Top up all areas of bark mulch to a consolidated depth of 50mm
d- Replace any material which has failed over the previous 12 months. All replacements are to be of equal specification as the original and the replacements schedule is to be agreed with the CA prior to implementation. Any deviation from the species list must be agrees with the CA.
e- Edge all grassed areas adjacent to hard standing, shrub beds and around trees in grass during spring

Workmanship and Maintenance Generally

All works will be subject to the following British Standards :-

- B.S. 4428 : 1969 : General Landscape Operations
- B.S. 3936 : Part 1 : 1980 : Specification for Trees and Shrubs
- B.S. 3936 : Part 10: 1981 : Specification for Ground Covers
- B.S. 5837 : 2012 : Trees in Relation to Construction

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space — FF&E
3D ARCHITECTS — Leisure

CLIENT:
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SPORT ENGLAND
uk sport

Rev	Description	Date	Dr by	App by
A	Pine locations amended. Additional Birch included -not previously counted. Tree numbers reduced to 89 as part of VE and internal hedging reduced	10.06.14	SB/DL	LH/EL
	Issued for Stage D	23.05.14	SB/DL	LH/EL

original by		date created	approved by
LH/DL		16/05/2014	EL

Project: Beswick Community Hub Project

Originator: p:ie

drawing: Softworks GA

computer file	issue Date
PL1222	21.05.14
project number: PL1222	scale: Scale 1:250 @A1
drawing number: INS_PLT_LAN_20_001	rev: A; issue status: Planning

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HARDWORKS

- TARMACADAM TO MAIN CARRIAGEWAYS - to engineers specif ication, suff icient to withstand maintenance vehicles and Fire tenders
- TARMACADAM TO PEDESTRIAN FOOTPATHS - to engineers specif ication, suff icient to withstand smaller maintenance vehicles.
- WHITE/YELLOW THERMOPLASTIC LINE MARKINGS TO CARRIAGEWAYS & PARKING BAYS. Standard bay sizes 2.4 x 4.8m with an additional 1.2m surround for disabled bays
- A — INSITU CONCRETE SURFACING WITH WASHED FINISH TO PUBLIC REALM PATHWAYS. Barley Cream, Artissimo. Supplier: Aggregate Industries. NOTE: All manhole covers to be recessed and inf illed with concrete to match adjacent surface - specif ications as above
- EXPANSION JOINTS IN INSITU CONCRETE SURFACING. To include Geocel 925 joint sealant up to 30mm. Note: subject to further detailed design. Additional joints / saw cuts introduced in order to create drainage falls
- COLONNADE & TREE PIT SURFACING. Self Binding Gravel. Colour - Silver Grey. Super Gedec porous self binding gravel by CED laid f lush with adjacent surfacing. Colonnade edged in concrete setts as the colonnade detail Refer to Q203/T04
- CONCRETE BLOCK PAVING TO MAIN FRONTAGE. Supplier - Kilsaran, Newgrange. Colour - Silver Granite, black granite and slate. 50:50 blend. Laid stretcher bond. Size: 240 x 160 x 60. Edging bands in trash blocks laid stack bond in Black Granite. Size: 200 x 50 x 60. See detailed sketch. Refer to Q241/11J
- CONCRETE SURFACING TO BIN STORE. Brushed concrete surfacing to bin store area.

STREET FURNITURE

- CYCLE HOOPS. Stainless steel sheffield cycle hoops. Concrete haunched. Refer to street furniture drawing
- SEATING- PROPRIETRY BENCHES TO ARRIVAL SPACE. Concrete Plinth seating with timber coping
- CYCLE PARK. Bespoke , secure cycle compound. Covered area for performance centre cycle parking, compound to specialist design
- SIGNAGE. External signage for Health and Performance car parks, pedestrian access and coach drop-off. Final spec to be in with wider Beswick signage.
- BOLLARDS TO CONTROL ACCESS. Controls access to VIP drop off area. Material:- Stainless steel 900mm high. Other:- 2No. drop bollards for each set included to allow future f lexible use
- EXTERNAL WATERING POINT - to allow for irrigation of soft landscaping and wash down facilities for Bin Store . Anti tamper & to comply with local bylaws. Exact locations tbc.

BIN STORE WITH BRUSHED CONCRETE SURFACING

BLOCK PAVED FOOTPATH ACCESS FROM CFA

TARMACADAM PARKING AREA

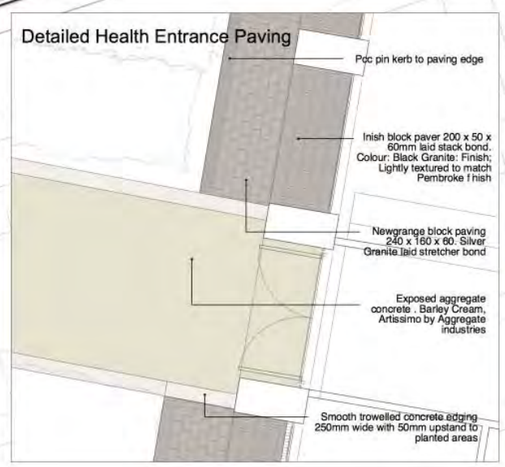
EXPOSED AGGREGATE CONCRETE SURFACING TO ARRIVAL POINT

BLOCK PAVED THRESHOLD TO BUILDING FRONTAGE

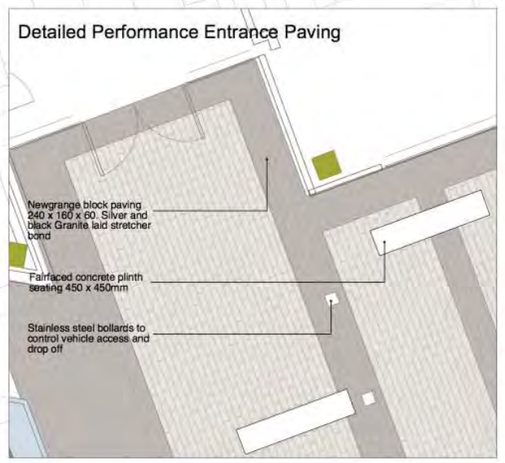
BESPOKE CYCLE COMPOUND

BLOCK PAVED PERFORMANCE ARRIVAL SPACE WITH DETAILED BANDING, SEATING AND BOLLARDS TO CONTROL VEHICLE ACCESS

Detailed Health Entrance Paving



Detailed Performance Entrance Paving



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CLIENT:

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Rev	Description	Date	Dr by	App by
B	Issued for planning	10.06.14	SB/DL	LH/EL
A	Updated Key showing bin store	10.06.14	SB/DL	LH/EL
	Issued for Stage D	23.05.14	SB/DL	LH/EL

originel by	date created	approved by
LH/DL	16/05/2014	EL

Project
Beswick Community Hub Project

Originator
p·ie

drawing
Hardworks GA

computer file	Issue Date
PL1222	21.05.14
project number: PL1222	scale: Scale 1:250 @A1
drawing number: INS_PLT_LAN_20_002	rev: B — issue status: Planning

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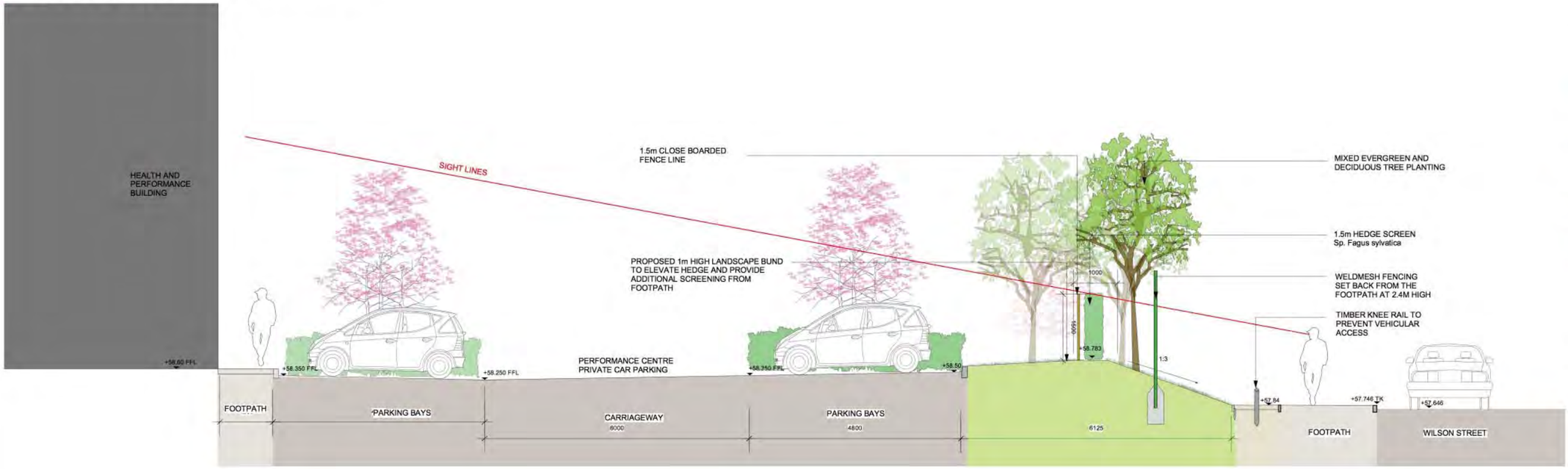
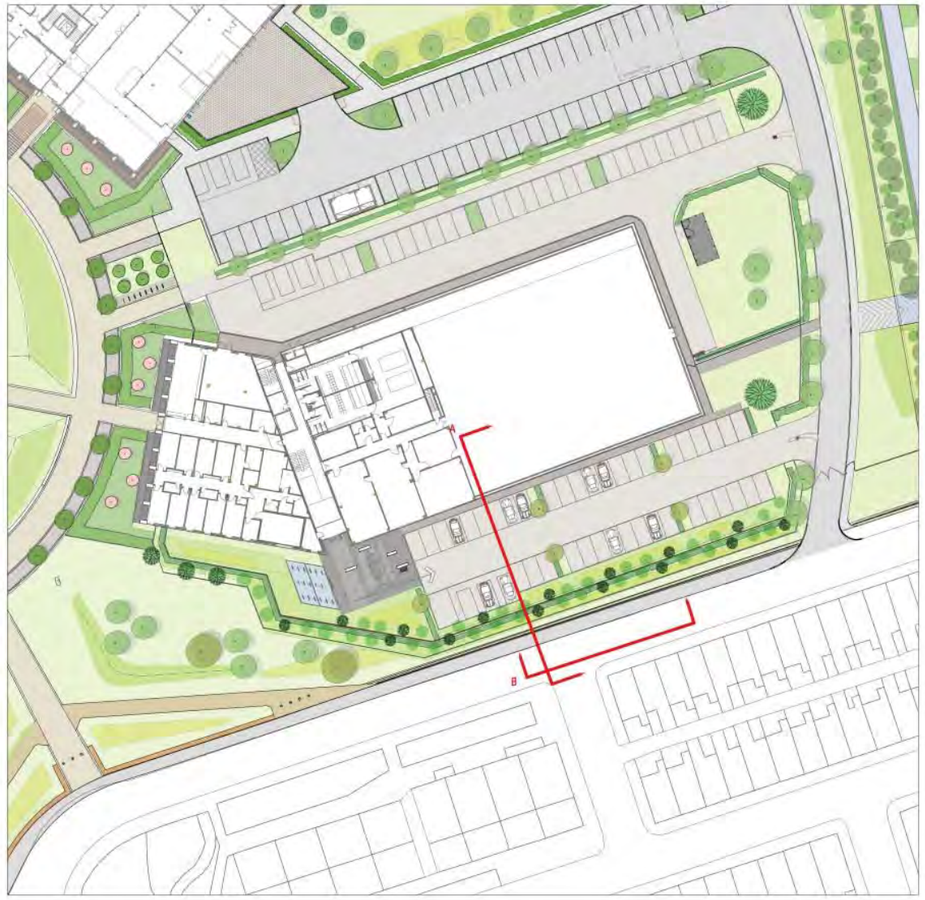
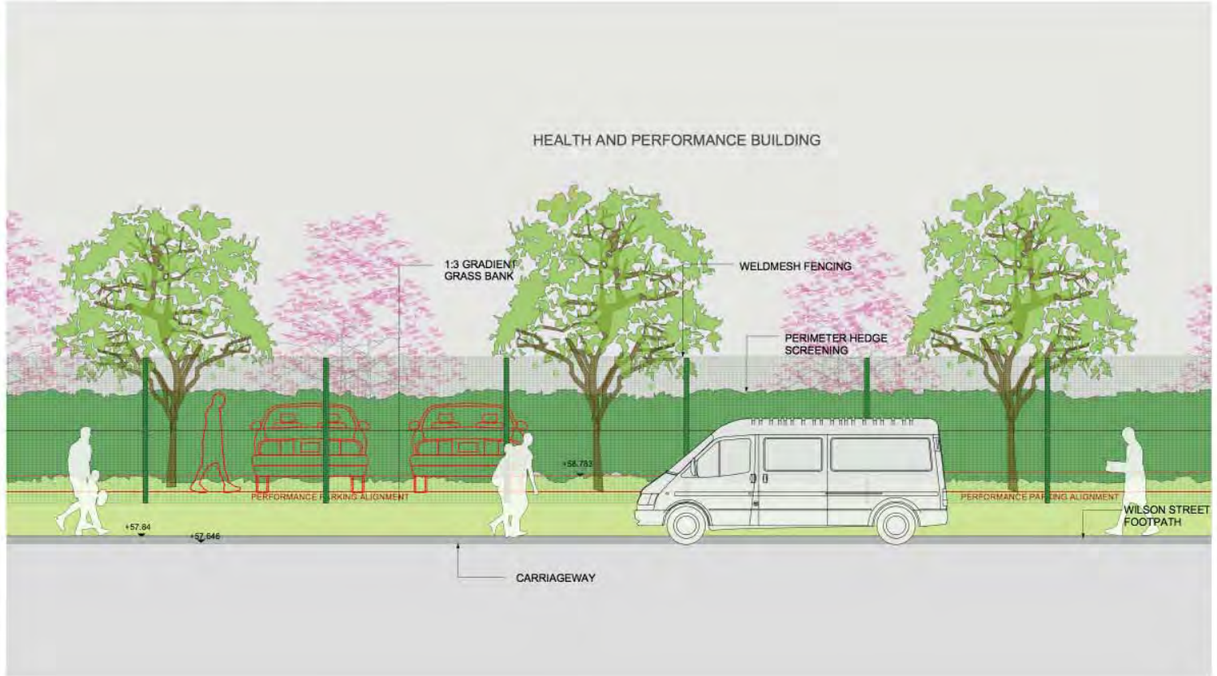
PERFORMANCE CENTRE CAR PARK TO WILSON STREET
A - SECTION // SCALE 1:50



LOCATION PLAN
1:500



PERIMETER SCREENING SECTION
1:50



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space — FF&E
3D ARCHITECTS — Leisure

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Rev	Description	Date	Dr by	App by
D	Section amended to reflect revised levels	09.08.14	SB/DL	LH/EL
C	Updated to reflect current layout	09.08.14	SB/DL	LH/EL
B	Issued for Stage D	23.05.14	SB/DL	LH/EL
A	Parking numbers increased by 1b and updated building layout included. Stage C Issue	21.03.14	SB/DL	LH/EL
	Issued for information	09.12.13	dl	dl

original by: LH/DL | date created: 01/01/2013 | approved by: EL

Project: Beswick Community Hub Project

Originator: p·ie

drawing: Institute Sections

computer file: PL1222	Issue Date: 09.12.13
project number: PL1222	scale: Scale 1:50 @A1
drawing number: INS_PLT_LAN_20_003	rev: D
issue status: Planning	

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PROPOSED BOUNDARY TREATMENTS

TYPE 1: Weldmesh fence to match adjacent CFA weldmesh fence
Size:2.4m high. Supplier: CLD or equal and approved
Product: Securus SR1. Material: Galvanised steel powder coated
Colour: Green RAL 6005
Gates:
(1a) 1no. single leaf lockable gate 1.5m wide x 2.4m high
(1b) 1no. double leaf gate 2m wide x 2.4m high (with keybad system with fail safe quick release override for access in the event of a fire / power loss)
(1c) Access gates delivered as part of college proposals
(1d) 1no. double leaf lockable gate 2.7m wide x 2.4m high
(1e) 1no. double leaf automated gate 3.0m wide x 2.4m high (automated gate with intercom and access control remotely released by health centre reception staff with local override by use of swipe card too. With fail safe operation for emergency exit on fire alarm and power loss to spec clause Q40/41.0)
(1f) 2no. double leaf automated gate 6.0m wide x 2.4m high (automated gates with central intercom and smoke access control managed by reception staff with fob access for general staff. Detail to be confirmed.

TYPE 12: Closeboarded timber fence with matching gates- treated softwood timber fence to service yard & institute screening.
Size: 1.5m Supplier: Contractors proposals
Colour:- Natural
Gates:
(12a) 2no. single leaf maintenance access gates 1.5 x 1.8m high (manually operated)

TYPE 13: Closeboarded timber fence for bin store area
Size: 1.8m Supplier: Contractors proposals
Colour:- Natural
Gates:
(13a) 1no. double leaf gate 3.0 m wide x 1.8m high (manually operated)

AC — Access control gate
Automated gates with central intercom and remote access control managed by reception staff with fob access for general staff. Detail to be confirmed

WELDMESH 2.4M HIGH DELIVERED AS PART OF THE COLLEGE PROPOSALS

1e AC
3.0m opening
1f AC
6.0m opening
3.0m opening
13a
1.5m opening
1a
6.0m opening
1f AC
1.5m opening
12a
1c
1.5m opening
5.5m opening
1.5m opening
12b
Access road gates provided as part of the college proposals

TYPE 1:- WELDMESH FENCING
2.4m High weldmesh fencing. Securus SR1 by CLD or equal and approved



TYPE 1:- WELDMESH GATE TYPE
2.4m High leafed gates. Lockmaster by CLD or equal



TYPE 12:- CLOSE BOARDED TIMBER FENCE
1.5m High treated fence with matching gates



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Sport England
UK Sport

Rev	Description	Date	Dr by	App by
B	Gates and fencing delivered as part of college site shown. Updated to reflect different height for bin store and opening size.	09.06.14	SB/DL	LH/EL
A	Issued for Stage D	03.06.14	SB/DL	LH/EL
		23.05.14	SB/DL	LH/EL

original by: LH/DL | date created: 16/05/2014 | approved by: EL

Project: Beswick Community Hub Project

Originator: p·ie

drawing: Boundary Treatments GA

computer file	issue Date
PL1222	21.05.14
project number: PL1222	scale: Scale 1:250 @A1
drawing number: INS_PLT_LAN_20_004	rev: B; issue status: Planning

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CLIENT:
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Rev	Description	Date	Dr by	App by
F	Tree numbers and positions amended inline with cost alignment	09.06.14	SB/DL	LH/EL
E	Issue for Stage D	23.05.14	SB/DL	LH/EL
D	Parking numbers increased by 15 and updated building layout included. Stage C issue	21.03.14	SB/DL	LH/EL
C	Cycle compound confirmed, drop off and deliveries amended, additional parking spaces included as an option	12.03.14	SB/DL	LH/EL
B	Cycle compound location amended, VIP drop off moved, screening updated	04.02.14	SB/DL	LH/EL
A	Issued for STAGE B sign off	08.10.13	DL	LH/EL
-	Issued for information	11.09.13	SB/DL	LH/EL

original by		date created	approved by
LH/DL		01/01/2013	EL

Project
Beswick Community Hub Project

Originator
p·ie

drawing
Manchester Institute of Health and Performance

computer file	Issue Date
PL1222	21.05.14
project number	scale
PL1222	Scale 1:250 @A1
drawing number	rev / issue status
INS_PLT_LAN_80_001	F / Planning

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Access Strategy



B Access Strategy

Project Strategy

This access strategy has been developed to accompany the planning submission for the
Manchester Institute of Health and Performance project

The vision for the Manchester City is to create a new transformational regeneration project that will provide a southern gateway to the wider Etihad campus. The Manchester Institute of Health and Performance facility will be the third building to be located around the Central Plaza which is known as the Beswick Community Hub; this phase of the overall development plan unites the new Manchester City Football Academy and stadium, the new Connell College and the Beswick Leisure Centre by developing facilities to the east and west of the junction of Alan Turing Way and Grey Mare lane.

The new Manchester Institute of Health and Performance is a sports science (performance testing and analysis) and sports medicine facility which will provide a world class environment for specialists to investigate and integrate research evidence into cutting edge applied support, for elite football players, national level sportsmen and women across a wide range of sports, as well as the high performance and elite level local sports community.

The design process has sought to emphasise and demonstrate the importance of meeting the needs of people with disabilities, by providing access for people with a wide range of disabilities wherever possible.

The concentration of Manchester's academic, clinical and sporting assets and their focus in and around the Etihad Stadium promoted the concept of the MIHP. The MCC research indicated that many academic, health and sports related organisations based in the city see the potential benefits of the Institute including; easier access to enhanced diagnostics; research and development; education and access to facilities and equipment.

The significant talent pool of young athletes including those in sporting organisations in Manchester also lends itself to an Institute focused on research into the growth, maturation and development of young performers. Research within this sector of population also has potential links to corresponding community projects to increase wellbeing and physical health across the community including people with a wide range of ability.

The institute will include facilities for treatment and rehabilitation, research and development, assessment and diagnostic all of which will be supported by a range of indoor testing facilities, laboratories, offices and admin; part of the building will have a health suite which will be used by private medical organisations; providing a range of consultation suites adjacent to the diagnostic and testing facilities. The ethos of accessible facilities will be evident throughout.

Approach to Equality and Diversity: access and inclusion

Within society, equality, integration and accessibility for all people and especially people with disabilities, is firm government policy. This policy has now become a duty imposed through the Equalities Act 2010 on local government and service providers and is supported by the aspiration and expectation of the general public. Implementation of this policy requires barrier free environments and support mechanisms to deliver services and manage resources for a broad range of people who may have different needs, not only in relation to disability but to race, religion or age. This is a very challenging concept for education and sport to rise to and for sports clubs to be seen to be actively championing.

The government's recent legislative changes (The Equalities Act 2010) actively promote the inclusion of people with special needs and impairments within the employment sector as well as in service provision and the education and vocational sectors.

The implications of the Equalities Act 2010 (which has replaced the Disability Discrimination Act 2005) are that people with disabilities should be able to access any service provided within a building or within site boundaries constituting the serviced environment. With the Beswick Community Hub project having several buildings and different activities taking place at different times of the day, it will be a complex multi-use development. The Beswick Community Hub project will have many demands made of it by a wide constituency of users and need therefore to be as flexible as possible within the constraints of the project. Consideration will need to be given to the needs of people within in wide range of categories of users, which will include the people who are employed by the educational, leisure, retail and sports medicine providers, as well as the people who come to the use the facilities at the MIHP.

Our intentions have been to provide buildings which meet the current requirements of the legislation in the provision of services, education and employment, within the scope of the brief and the site conditions. The overall approach to the design will aim to meet the minimum access standards set by the ADM 2010 and the BS8300.2010A (which when updated included relevant good practice guidance of the DFA2) and through the process the level of accessibility will be agreed, with the aim to improve this where ever possible in the spirit of the DFA2. As this facility is a sports medicine / science building (but not a recreational sports centre or performance / sports event centre) where possible the standards of Sports England; Accessible sports facilities will be taken into consideration and where possible met.

Critical to the success of the project is the design of means of fire escape for people with disabilities to all of the buildings and facilities. This will be challenging with multiple levels in all of the buildings and may be challenging within the layout of the buildings; so the fire strategy will be proposed by a number of specialist consultants.

We recognise that the facilities management will have limitations in what they can achieve in relation to evacuation of the buildings and this will be reviewed through consultation during the process. This should enable a realistic and reasonable management strategy to be developed both for the buildings and for the management of the wider public realm.

Consultation

Consultation has been an important part of the process and as the scheme develops we will have involvement with a wide range of organisations, as well as the Sponsor and stakeholder groups. Consultations will continue to take place in the development of the detailed arrangements and design. The outcome is considered to provide useable and flexible spaces which reflect the client's detailed requirements, within the limitations of the project and agreed architectural arrangements.

Criteria

With regard to our approach there are a large and increasing number of good practice guidance documents. The following are a list of key regulatory and good guidance documents which we have used and will continue to use throughout the design process to inform the design of the project. Previously Manchester City council had set their access standard as the DFA2 (2003) which aimed to better the standard of access that could be achieved; since then there have been changes in the standards and the law; the update of the BS8300.2010A and the Approved Document M (ADM) 2010 included some good design criteria from the DFA2, as well as many other updates to the wider information in the documents. With the Equalities

B Access Strategy

Act coming into force in 2010 it is important that the access standard for the project is set to the most current access guidance, whilst taking into consideration the aims for good practice set out in the DFA2.
If required a case will be made for deviations from the guidance if there is a better practical solution to meet the needs of the users that still enables the clients obligations and responsibilities under the Equalities Act .

Key regulatory and good guidance documents:

- Equalities Act 2010 (replacing the DDA2005)
- BS8300:2010A Code of practice for the design of buildings and their approaches to meet the needs of people with disabilities
- BS9999 .2008 Code of practice for fire safety in the design, management and use of buildings
- Building Regulations Approved Document Part M 2010 (ADM 2010)
- Equality and Human Rights Commission - Codes of practice and technical guidance

Therefore, our design will be based on most elements of the BS 8300.2010A and ADM 2010 but in addition we have utilised current recognised good practice where appropriate, such as:

- Sport England 'Accessible Sports Facilities' 2011
- Design for Access 2 (2003)
- HM Government – fire safety risk assessments
- RNIB's Building Sight
- Dulux – Colour and Contrast: A design guide for the use of colour and contrast to improve the built environment for visually impaired people
- Institute of Highways and Transportation – Revised guidelines for reducing mobility handicaps – towards a barrier free environment
- Guidance on the use of Tactile Paving Surfaces Department of Transport
- JMU Access Partnership/Sign Design Society – Sign Design Guide

Whilst many of the standards are applicable to a wide range of buildings and environments, others are specific to sports buildings and public buildings.

Design approach

The Public Realm and external areas

The master plan develops the gateway principle and unifies the designs of the individual projects creating a 'sense of place' for the hub. The movement patterns in and around the site have been considered to give priority to the pedestrian and to move car parking to the periphery but allowing accessible parking to be located adjacent to the buildings.

Clear accessible pedestrian routes draw the users into the active central plaza with a new pedestrian crossing point on Alan Turing Way. Way finding is simple, clear and strong with the buildings located around the perimeter of the Central Plaza and the Grand Axis with the MIHP located on the east side. The dramatic public realm considers the ease of access for all with hard surface pedestrian routes (supporting durability and maintenance also) whilst gently raised landforms animate the space and protect pedestrians from Alan Turing way.

Approach to the site

The topography of the site shows that the wider area is typically level with an even fall from the east and west of approx. 500mm down to the levels of the new crossing point at Alan Turing Way. The site falls approx. 600mm from north to south along the line of Alan Turing Way. The four main buildings (retail, leisure, institute and the college) have a proposed level difference of approx. 600mm between them across the Central Plaza which can easily be traversed within the huge size of the plaza feature. The wide perimeter access route is gently graded supporting ease of access and will have local falls at key points, to suit the entrance levels of the buildings plus falls to enable the pathways to drain.

All buildings will have level access at all entrances and gently graded routes from the road infrastructure around. Consideration has been given to the approaches, facade treatment, massing and graphics; all of which will aid way finding and assist people in their journey by providing clearly identifiable markers for entrances, meeting / assistance points.

People will arrive at the site using variety of transport means which will mean that they will approach the facilities from different access points. A broad range of solutions will be needed to support people with a broad range of disabilities – those who are more independent and able to, will probably drive to the venue; others will prefer to use public transport and the buses which serve the site along Alan Turing Way and Grey Mare Lane.

The site is located at the major junction of Alan Turing Way and Grey Mare Lane so driving to all of the facilities will be possible. People will be encouraged to use public transport to minimise any vehicular impact on the local residents; parking provision is proposed for the building, with two car parks for different user groups.

Parking adjacent to the buildings will be limited to day to day operational use; accessible parking is provided in both of the car parks (some of which may need to be allocated on a managed basis) along with 'drop off facilities' for people with disabilities, who may find the travel distance from the perimeter of the site challenging. The accessible parking may need to be managed by the building FM for groups of users with disabilities who may need additional accessible parking bays at the same time.

Accessible bays will be provided in the new car parks as a percentage of the total parking bays and designed to the standard of the ADM 2010 and BS8300.2010A, for use by people with disabilities and Blue Badge holders.

All pedestrian routes from the car parks to the buildings have gently sloping gradients and clear way finding to the entrances; a drop off is provided to both car parks. The drop off facilities in the Performance car park adjacent to the institute will need to be available under a managed system, for the drop off of people with disabilities on an everyday basis; as they are currently located behind secure lines.

For people with disabilities who are arriving by bus, the bus network of the area is developed, with services running along Alan Turing way and bus stops close by on Grey Mare Lane. Two new bus stops will be created along Alan Turing Way, one adjacent to the Leisure Centre and one adjacent to the Connell College, which will serve both sides of the Central Plaza and support pedestrian movement within the heart of the hub and the green travel strategy. These provide links to the city centre interchange as well as direct links to the north and south of the city. The bus stops are at the heart of the Public Realm and within a reasonable walking distance to the MIHP; the foot paths will be of a good quality finish and gently graded and the new controlled crossing on Alan Turing Way, will support 'safe routes and ease of access'.

For people who use rail transport the Ashbury's station (located near to the new Manchester City Football Academy stadium) is the closest, with pedestrian routes from the station to the Beswick Hub facilities; this travel distance may be challenging to some people with disabilities and their journey may need to be a combination of public transport choices to best meet their needs.

B Access Strategy

Some people will choose to walk or cycle from the local area and the site is well connected to an established network of traffic free cycle routes; cycle parking has been provided to all of the facilities around the Central Plaza, as well as dispersed throughout the Public Realm. A major advantage of the site location is its flat topography, good street lighting and a range of established crossing points. The site is within a reasonable walking and/or cycling distance of the local community in East Manchester. The footways that will be used for day to day users to access the site are generally well planned and of a good quality and where required and agreed, will be enhanced under the project.

The location of the Beswick Hub provides a variety of transport modes and access points that will allow people with disabilities a choice, as to what method of arrival to the facilities will suit them best. We have suggested that information about these routes is included on the individual facilities web page and that each has a management system in place to help people make the right choices, as the journey and arrival at the facility is also part of the whole experience.

Signage

A signage strategy will be developed to minimise signage proliferation, ease comprehension and induce confidence. Signage for way finding and the indication of facilities will be minimal, appropriately located and be comprehensible. The external signage strategy for the Beswick Hub will aim to follow the style guidelines that have been developed for the previous phases of the 'Etihad campus'. This will ensure that there is a common theme, fonts, colours, materials and overall look which will relate to the project's identity. The signs will cater for people with disabilities in different formats and should be conducive to the needs of the people with learning difficulties and Autisms. The signs will be consistently located on the external routes and well lit where appropriate. The signage design will consider the BS8300.2010A standard as a base and incorporate elements from other guides. The Joint Mobility Unit has produced guidance in relation to the provision of signs, which will be considered when designing the signage schemes.

External finishes: Ramps and steps

Where new routes are being created under the project, to assist safety along the access routes, all paved surfaces will be specified to have slip resistance finishes in accordance with the standards in the BS8300.2010A; consideration in the choice of finish will also be given to 'ease of use' for manual wheelchair users. Recognition of the need for different surfaces to be visually contrasting will be considered and also choice and use of different textured surfaces and colours can be incorporated into the way finding strategy. Any proposed items of freestanding street furniture that will be provided, will be visually contrasted with the surrounding finishes to avoid them becoming a hazard.

Choices of tactile paving's and the colour's of these, where required, will be made with reference to the DTRL guidance and the RNIB Building Sight document.
We have aimed to set a standard of access within the landscaping and circulation around the buildings in line with the ADM 2010 and BS8300.2010A; consideration will also be given to the DFA2 guidance as part of the negotiated access standard to support MCC vision of a high standard of access across the city.

The majority of the access routes will be gently graded and to the standards of the ADM 2010 and BS8300.2010A; the routes will have external lighting as required.

External services

Throughout the external environment the careful control of electrical and mechanical services, drainage gulleys, access points and the like, will avoid creating barriers. For example, the positioning of lighting columns will not compromise access routes or clear access zones around the disabled parking bays, whilst being located to provide adequate light. The drainage of the Public Realm, as well as circulation routes, will be carefully designed, where ever possible gulleys or drainage channels will not be located across or in the middle of access routes.

The Beswick Community Hub facilities

The Manchester Institute of Health and Performance

The MIHP is a revolutionary new sports research, diagnostic and treatment centre for athletes across a wide range of performance sports. The facility will offer the potential for unprecedented medical knowledge, treatment and rehabilitation facilities. Part of the institute will also offer support to private medical organisations by providing consultation suites alongside the medical diagnostic and treatment facilities.

During the design process of the institute, access and inclusion have been key considerations both in and around the building. Externally there has been a separation of pedestrian and car movements with athletes, staff and visitors using public transport or on foot, arriving at the front of the building and people arriving by car / private vehicles approaching from the opposite direction and with access to dedicated parking facilities located to both sides of the building; level access routes support ease of access on both approaches; athletes and staff arrive from a private car park, to a more discrete entrance. While visitors and public using the private medical facilities arrive to a high quality and welcoming arrival space at the front of the building. Disabled parking bays and drop off facilities have been provided as close as possible to the main entrance and discrete entrance and the transitional space within the car park, directs visitors to the main entrance.

For athletes, visitors and staff who wish to use the extensive cycle network, on arrival at the MIHP, will find dedicated cycle storage located in close proximity to both of the buildings entrances.

The landscape area around the Institute provides a buffer to the road and residential area adjacent; while the landscape to the entrance façade helps to place and identify the building around the Central Plaza.

The primary entrance to the building is from the Central Plaza, arriving into the main reception for the private health facilities (all public use facilities are located on the ground floor). People will arrive from the car parks at each side of the building; for people who use the health car park a clearly defined safe route is provided round to the main entrance. People will also use the Performance car park which has a separate discrete entrance that leads to a private reception and waiting area where they can then access clinical treatment and diagnostic facilities as well as performance analysis support.

The building has three levels, with no changes of level along each of the floor plates; to support vertical circulation two stair cores and a lift located in the heart of the building, will support access and inclusion for a wide range of users. One stair is an accommodation stair and one is designated for fire escape only. At the first and second floors the circulation route is a loop that starts and finishes at the vertical circulation point, which creates a very clear way finding strategy.

At the ground floor the main entrance will be easily identifiable and the reception area will be warm and welcoming, inviting in visitors; the reception desk for assistance is located opposite to the doors. The entrance for athletes, coaches and staff from the Performance car park is located within a recessed feature of the building and is directly adjacent to the VIP drop off zone. As it will be only people using the performance analysis and support facilities at the upper levels of the building, the stair

and lift have been located directly off the performance lobby and reception area.

The first floor has the strength and conditioning facilities located to one side of the circulation core and physiotherapy, rehab and a consultation suite to the other side.
A central toilet block is located close to the accommodation stair and lift accessed from the main circulation route.

The second floor is dedicated to education and lifestyle supported by a suite of consultation rooms and offices. The vertical circulation cores and toilets are repeated from the floor below.

It is reasonable to assume that given the unique facilities provided in this building to cover elite sports including disability sports, that a there will be a variety of user groups and included within those, will be a range of people with disabilities; these people will have different access requirements to areas within the building, depending if they are public, staff or athletes or specialist support services.

In the reviews consideration will be given to facilitating access and inclusion for a wide range of users; not only for those people with physical disabilities but also regarding the needs of people with sensory impairments. This will also consider the needs of athletes, staff and visitors in relation to Equality (e.g. culture or religion) and the approach strategy to what is the best way to support them and what can be provided to assist them will be formulated. The agreed standard of access for the Beswick hub should be carried throughout, including the MIHP building.

Internal Areas

The design of the internal areas of the building has taken into account a wide range of aspects affecting inclusion, including entrance design, the design of circulation areas both horizontal and vertical, sanitary accommodation provision and the facilities / services design. A number of detail matters including, selection of finishes, colours and choice of fittings and ironmongery will also be considered with respect to inclusion.

One of the key factors within the design is that the whole building has been designed to accommodate people who will be using sports wheelchairs; door widths throughout have been reviewed and where possible and practical have been increased to 1200mm clear which accommodates the sports wheelchair users.

Half of the ground floor provides the performance testing and analysis spaces which sit alongside the hydro therapy facility; access for a wide range of athletes and / or coaching and support staff has been considered as the spaces have been designed and where ever possible and practical both ambulant and mobility impaired users can use the facilities together. The aim is that all of the services and facilities will be accessible to all users of the building; the access standard aims to meet the guidance from Sport England as well as the BS8300. The choice of equipment and machines will carefully consider the needs of a wide group of athletes with a range of abilities and where ever possible will be able to be used by non-disabled athletes and athletes with a variety of disabilities.

The services and facilities for performance athletes are also supported by a bank of changing and shower facilities; athletes with sports wheelchairs will be able to be included in the main changing rooms and also have additional support from a unisex, independent, accessible shower / change / toilet room. Athletes, who also feel the need for privacy due to religious, physical or medical reasons, will also be able to use the accessible room. Within the main change rooms the detail design of the fit out e.g. benches, coat hooks etc. will be designed with access as a consideration.

In the design and fitting of the main entrance doors and entry systems, the main public reception entrance to the building will have power operated doors; these doors will be linked to the fire detection and alarm systems and will fail safe on activation of the fire alarm. The doors to the performance entrance are required to operate differently; as security is required the doors will be operated using a proximity card or fob operation for ease of access.

Other external doors around the building will be able to be operated by the relevant ironmongery and security system, which will be chosen to assist operation by people with disabilities.

The reception areas of the building will be welcoming to all users and reception desks will be provided both at low level with knee recesses and at high level a desk top for ambulant people and cater for both for visitors and staff. The reception areas will have a variety of suitable seating that will be visually contrasted to the surroundings, with layouts that allow wheel chairs to be included in the group areas. In the Health facilities there are sub waiting areas which have been designed with inclusion for a wide range of people in mind; this will also assist staff in managing the services.

Where required information displays will be available and accessible to a wide range of people. In line with the guidance of BS8300.2010A; this area will have facilities to assist communication e.g. hearing enhancement equipment fitted which will be clearly signed and staff will be trained in their use.

At the ground floor the health and diagnostic facilities cater for both private medical patients and performance athletes; all of the medical services and facilities e.g. MIR and ECG rooms have been designed to be accessible to both ambulant or sensory impaired people as well as people with limitations in physical mobility. The facilities are supported by a suite of consultation rooms, two of which have been designed to accommodate people using sports wheelchairs. The furniture and equipment within the rooms is mobile and can be arranged to suit the needs of the users; two rooms have been fitted with ceiling track hoists to give additional support facilities if required.

Located at the first floor level are more diagnostic and performance testing facilities, along with ancillary support suite of consultation rooms, an athlete's lounge and offices. Physiotherapy treatment and rehab studio are located adjacent; as with the ground floor facilities consideration has been given during the design phase to allow access for a wide range of users and access to all the services and equipment provided. Half of the floor is occupied by the strength and conditioning gym; the choice and layout of the equipment has considered use by all.

The second level of the building is designed to support education and administration. The lecture theatre has been laid out with loose chairs which can be rearranged to support use by wheelchair user groups as well as ambulant people. Wheelchair and mobility impaired users will be able to have access to all of the support services offered at this level. The main refreshment area of the building is the catering lounge area and the detailed design will allow for inclusion in the choice of seating, tables etc.; this will incorporate features and visual contrast, along with a hearing enhancement system, for people who have sensory impairments. A variety of rooms have been provided so that services can be delivered in alternative spaces to suit the needs of the users on a managed basis.

The detail design of all of the areas will considered the recommendations of current guidance as well as the obligations of the Equalities Act and further reviews will take place at all stages. Only base levels of accessible facilities have been indicated on the plans at this stage.

B Access Strategy

Within the facilities the servicing and fixtures and fittings within the rooms will be designed to be accessible and allow for flexibility of the use of the space and the layout of the furniture within the rooms should be flexible, to allow management of the space for both people with disabilities as well as non-disabled users.

Internal circulation

The building is a three level structure with unique facilities at all levels and vertical circulation is based on the use of stairs and a lift located in the heart of the building.

At the first and second floors the horizontal circulation route is a completed loop starting and ending at the point where the stirs and lift are located; the corridors are 1.8m wide which will allow the passage of two standard sized wheel chairs or a sports wheelchair and an ambulant person. The circulation routes will be clear and uncluttered with no local obstructions and as such no passing places have been allowed for. Adequate storage has been allowed for equipment or personal aids to support the unclutter environment.

Currently it is envisaged that day to day vertical circulation will include the use of the lift. The proposal is for a 21 person lift to be provided; the lift will be a minimum 2.4m deep x 1.4m wide clear internal platform; the lift door will be min 1200mm clear for sport wheelchair access; this will allow two standard wheel chairs / sports wheelchairs or one wheel chair and several other people to travel at the same time. This will also allow for the larger motorized wheel chairs of independent users and also allow people who use wheel chairs to travel with their group.

The design of internal staircases (one is an accommodation stair and one is a fire escape stair) is based on the BS8300.2010A and with consideration given to the BS5395 to provide safe stairs for all to use; consideration is given in the detail design to the needs of a wide range of people with disabilities who will use the stairs. The design of the fire escape stair considers what is needed to support the fire escape strategy including the evacuation of wheel chair bound people.

Internal doors within the new building are able to meet the requirements of the BS8300.2010A. / ADM 2010 as a minimum and throughout the building the aim is to provide 1200mm clear doors to support sports wheelchairs access zone across the whole building. Cross corridor doors unless designated as secure doors, will be on hold open devices, linked to the fire alarm system, to assist circulation and remove barriers to access - in the event of fire they will swing closed; there will be some people with disabilities who will be able to operate the door on a 'push and go' system and there will be other people who will require assistance to evacuate through the doors as per their personal evacuation plan.

All new doors will have the required vision panels, ironmongery and visual contrast as required to the standards of the BS8300.2010A / ADM 2010. Ironmongery will be carefully chosen to consider the needs of a wide range of a wide range of users.

Fire strategy for people with disabilities and SEN

The fire evacuation strategy is being developed by a Fire Engineering consultant and will consider the evacuation of a wide range of types of people with disabilities from all areas of the building.

A Personal Evacuation Plan will be developed by the MIHP for members of staff and regular visitors and athletes who require assistance. A separate strategy and evacuation plan will be developed for a variety of types of visitor to the facilities and teams of athletes or individuals who may attend the facility for a course of treatment, analysis or support that may last over a period of time. Recognition of any limitations will be taken into account with regards to the use of lift and stairs, as well as limitations to what the Facilities Managers are able to achieve.

In the design of the fire evacuation strategy consideration will be given to the MCC policy of 'access to all levels and facilities within the building for all users', as well as the EIS and UK Sports own Equalities policies.

Access to upper levels of a building increases risk in terms of fire evacuation for all users and particular consideration is given within the strategy to users of the building that may need special assistance to evacuate, or may need more time to evacuate, with special regard to people who cannot be removed from their wheel chairs to evacuate in line with their PEEP's. After careful consideration of all of the constraints placed on the design of this building, the design team recognizes that there will be people who would need special assistance to evacuate the building from the upper levels (as defined in their PEEPs), this will need to be managed and reviewed by the MIHP facilities management.

Details of the strategy are to be developed but has considered and proposed the proposed fire evacuation lift (which will enable the users to evacuate people more efficiently). In relation to people who may be deaf or hard of hearing; who could be staff, athletes or visitors within the building, we would recommend the use of the Deaf Alert pager system for fire alerts; which will support people's independence when using the facilities.

Refer to the Fire Evacuation Strategy Report for more details.

Toilet / sports / change provision / ancillary support facilities

As defined by the brief the ethos for the toilet provision is to meet BS8300.2010A / ADM standards and to allow for a variety of toilet facilities for all users. The calculation for the amount of provision is as under the Building Regulations (and Workplace Regulations) using the BS6465 – 1. + 2009. Blocks of toilet facilities are located at each floor level, and located in a central position adjacent to key support facilities; each block has an ambulant disabled cubicle, and independent accessible WC provision in line with the agreed standards.

The toilet facilities provided will meet the standard of ADM / BS8300.2010A for the independent accessible wc. The design will consider alternate hand of transfer on each level.

Fixtures and fittings will be chosen with consideration to solutions for all types of disabilities, as well as other factors e.g. durability. All pull cord alarms from the accessible facilities for people will be relayed back to a point that is always manned; this may be the reception or staff area. All of the facilities will have the visual indicator above the door to enable local awareness to the activation of the alarm.

Internal finishes

The internal finishes and colour schemes are yet to be developed. The aim will be to ensure that there is a common theme of colours, materials and overall look which will relate to the project's identity; these have already been developed in the other buildings (the Academy and the Connell College and the Beswick Leisure centre.)

Internal finishes and colour schemes will also consider the requirements for people with sensory impairments. The environment created should be enhanced by the use of finishes and color, to create an atmosphere conducive to being uplifting and welcoming as well as being able to aid spatial recognition and way finding around the building. To provide an environment that is supportive to people with sensory impairments we

would propose a design that is based in the guidance from the RNIB and also including the recommendations from the BS 8300.2010A.

Acoustics

The aim of the design of the building will be to provide an acceptable good quality of acoustics in all areas of use. This should include consideration of a variety of solutions particularly in the larger spaces e.g. the strength and conditioning gym and the performance analysis hall. Usually the choice of ceiling, wall and floor materials will contribute to the acoustic environment that helps orientate and enables audible information to be clearly heard; the specialist acoustic consultant will give recommendations on choosing appropriate acoustic absorbency for each surface.
Background noise in all areas should be reviewed as this can cause difficulty for people with communication difficulties as well as those who are deaf or are hard of hearing.

In the detail design acoustics in key areas will be reviewed e.g. in the entrances, performance areas and lecture theatre. A base provision of induction loops will be provided to certain areas of the building e.g. reception and waiting areas but further provision may be needed for other forms of hearing enhancement, such as portable sound box systems, for support around the building.

We have recommended that, in relation to this issue, consideration needs to be given to those users who have partial hearing loss as well as those who are deaf. This group includes people who are Deaf (cannot hear at a functional level) and often use sign language and benefit from services such as interpreters and dedicated telephone text to voice translation services which could be used a part of an individual's support strategy.

It is important that all areas are available for use by people who may have hearing impairments but this can sometimes be challenging to achieve in open spaces and large activity and performance spaces. What can be achieved is detailed in the Acoustic Report and this should be reviewed to provide innovative management solutions for the users.

Internal signage

The internal signage strategy for the MIHP will consider the standards that have been set and this will aim to follow a common theme, fonts, colours, materials and overall look which will relate to the institute's identity as well as the wider identity of the Etihad campus as a whole.

The standard of the BS8300.2010A and the Good Sign Design Guide will ensure that signage is legible, in a common language, sensible and clear in the delivery of the information. Low level directional and internal signs will have an approved font on a background colour with due regard given to people who are partially sighted.

Where signs are able to touch they can be tactile and braille can be provided if required.
Statutory signage e.g. fire signs will use the pictorial international communication symbols and colours to assist comprehension by a wide range of users and be illuminated as required by the Fire Consultant.

Summary

The requirement for reasonable measures to ensure 'access for all' through the Planning process has to understand the nature and use of the building and its occupiers. Equality and Access legislation makes clear that reasonableness is a key ingredient in determining what is to be done in each circumstance. The strategy therefore embodies what it is considered reasonable to provide and what mixture of built provision and support mechanisms is most reasonable.

As time passes, the usual interpretation of what is reasonable changes and the access strategy will need to be reviewed on an ongoing basis to reflect this change.