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# Design and Access Statement

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| Project Reference: | 5960 |
| Project Description: | John Owens Fire Remedials |
| Client: | University of Manchester<br>John Owens Building |
| Site Address:<br>*(if different from above)* | |
| Date: | 04 March 2014 |
| Revision | (-) |

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## 1. Introduction

Further to The Town and Country Planning (Development Management Procedure) (England) Order 2013 this Design and Access statement deals with the issues listed within the (no. 1238) amended article 4.-(1) Design and access statements 8.-(1) clauses 3 (a) to (e) – i.e. those abbreviated in the contents above.

## 2. Design Principles

Making sure that buildings can be fully and easily used by all sections of the community is an important aspect within the building regulations. The University of Manchester has a duty of care to its building users to provide a safe working environment, and to provide means of escape. Currently, disabled persons on floors above ground floor have no recognised means of communicating with fire officers in an evacuation situation.

A disabled refuge and communication system is required as a life safety requirement.

The size of a disabled refuge in approved document B is 900x1400mm. The existing stairwells do not have enough space for a disabled refuge, therefore the refuge area will need to be situated on the corridor.

The position of the communication points has been identified by the University of Manchester fire officer.

The call button needs to be at a height of 1100mm in order to satisfy approved document M of the building regulations.

## 3. Appraisal of Context

As contained within the photos document and heritage statement, the proposed works are to the internal corridors of the listed building. The existing corridors have surface mounted red break glass call points and associated wiring.

## 4. Policy relating to access

Approved document B1.v “some people, for example those who use wheelchairs, may not be able to use stairways without assistance. For them evacuation involving the use of refuges ... will be necessary”

The design of the communications system is governed by BS9999:2008, BS5839-9:2011 and BS8300:2009. Generally the system needs to be easily operated and comprehensible to all persons likely to need to us it, therefore an amber light in the centre of the console allows it to be easily identifiable on power failure, large text to allow those with poor eyesight to read, a green background as this represents “safe condition” under Regulatory Reform (Fire Safety) Order 2005 and Health and Safety Signs and Signal Regulations 1996.

## 5. Consultation

As previously noted, the location of the communication systems has been agreed with University of Manchester Fire Officers and Design Services Unit.

The drawings and specification have been issued to approved inspectors for Building Regulations Approval.

The drawings and specification will be issued to Greater Manchester Fire and Rescue Service for their consultation.

## 6. Address of specific issues

As discussed in the heritage statement surface mounted communication systems have been proposed in order to limit the amount of damage to the listed building. A recessed option would cause damage to the wall not easily rectified if the system was removed in the future. The proposed surface mounted option can be fed from rooms below (ground floor), or within the existing timber riser (first floor).

In order to avoid visible conduit in the corridor, mini trunking will run at high level at soffit, painted to match the soffit. The cable will then run through the wall into the rear of the communications system.