D A V I D Y O U N G A R C H I T E C T
3 7 T E M P L E D R I V E :: S W I N T O N :: M A N C H E S T E R M 2 7 4 E A
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Date: 29 November 2013
Project: ***Oracy Ltd***

DESIGN FOR ACCESS 2 STATEMENT IN RESPECT OF PLANNING APPLICATION
FOR
CONVERSION OF SINGLE DWELLINGHOUSE INTO TWO SELF CONTAINED FLATS WITH ASSOCIATED ELEVATIONAL ALTERATIONS
AT
1 RAVENSBURY STREET CLAYTON MANCHESTER M11 4GQ

The proposed development is appraised below against Manchester City Council's document 'Design for Access 2' using similar subject headings and numbers.

1 Car Parking
Not applicable as on street parking is outside the scope of application boundary in this area of Victorian terraces without front gardens

2 Pedestrian Crossings, Dropped Kerbs and Tactile Surfaces
Not applicable as street scene is outside the scope of application boundary in this area of Victorian terraces

3 Footways, Pathways and Access Routes
Not applicable as front doors open directly onto the street in this area of Victorian terraces

4 Street Furniture
Not applicable

5 Seating
Not applicable

6 Ramps
Not applicable

7 Footbridges
Not applicable

8 External Steps
There are no external steps

9 Handrails (Ramps, Stairs & Steps)
Handrails will be provided to one side of the internal staircase as the clear width is less than 1000mm. Handrails will be turned down or turned into the wall at the ends. Handrails will be smooth timber profiles and 40mm - 45mm in diameter if circular, or 50mm wide if an oval profile. There will be a 60mm - 75mm gap from any wall. Handrails will be extend 450mm beyond the foot and top of the stairs and be continuous around landings.

Building (Other than Dwellings)

10 Doors External / Internal
11 Design and Fitting of Doors and Entry Systems
12 Door & Window Furniture
13 Reception and Refreshment Areas
14 Lobbies, Corridors and Internal Spaces
15 Internal Stairs
16 Passenger Lifts / Platform Lifts
17 Toilets
18 Baby Changing Facilities
19 Showers and Bathrooms
20 Kitchens

21 Dwellings

21.1 Visitor Access
21.1.1 Visitor access is achieved from the on street parking.
21.1.2 Accessible street parking provision is in the hands of the Council.
21.1.3 The Ravensbury street pavement provides a level approach.
21.1.4 Common area external doors will be 1000mm wide, have level thresholds and be inward opening to be sheltered from rain. There are no lobbies in the common areas as envisaged in the guide. Whilst it is noted that internal corridors should be 1800mm wide this is not practical in such a small building. In mitigation it should be emphasised that the corridor provides access to two flats only and there is an enlarged area outside the flat doors. The floor-covering will be an anti-slip material.
21.1.5 A suitable electric point will be provided in the cycles area for recharging of electric scooters and wheelchairs.
21.1.6 It is not practical to provide lift access to the single upstairs flat.
21.1.7 The entrance door to each flat will have a minimum clear opening of 850mm.
21.1.8 All dwellings have level access to the rear recycling and cycle storage area.
21.1.9 The development does not propose split level accommodation.
21.1.10 Halls are at least 1200mm wide and passageways a minimum of 900mm wide.
21.1.11 The ground floor flat has an accessible wc in a compartment greater than 1500mm x 2000mm and contains a suitable wc and hand basin. It is not practical to provide such accommodation at ground floor for use by the first floor flat.
21.1.12 Handles and locks will be selected and positioned so as to be easy to reach by disabled people. Where possible and practical all handles and locks will be 850mm to 900mm above floor level.
21.1.13 Switches, sockets and service controls for heating, lighting, radio and TV, telephones and computers will be selected and positioned so as to be easy to reach by disabled people. Where possible and practical all will be at 900mm above floor level.

21.2 Provision for Adaptation
21.2.1 Space has been identified in the ground floor flat for parking/charging of a scooter or wheelchair.
21.2.2 The stair to the first floor flat is wide enough for a future stair lift.
21.2.3 It is not practical to provide a bedroom in each flat of minimum size 4000mm x 4000mm.
21.2.4 There are no 3 bedroom dwellings proposed.
21.2.5 Bathrooms to the proposed flats are either minimum 2000mm x 2000mm or an equivalent area.
21.2.6 It is not practical to provide bathrooms of size 2700mm x 2500mm,
21.2.7 Walls in bathrooms will be of construction suitable to receive grab rails.
21.2.8 Ceilings in bathrooms will be of construction suitable to receive track hoists.

21.2.9 Circulation space of minimum 1800mm x 1800mm will be available in kitchens after fitting out.
21.2.10 There will be no steps or changes of level in the floors.
21.2.11 Internal doors will have a minimum clear opening of 800mm.
21.2.12 Window cills will be generally no greater than 900mm above floor level. Any glazing less than 900mm above floor will be safety glass.
21.2.13 The clear width of the internal stairs will be 900mm.
21.2.14 The stairs will not have open risers.
21.2.15 Steps will not overlap each other.
21.2.16 There will be a continuous handrail on one side of the stairs. It is not practical or necessary to have handrails on both sides of the stairs.
21.2.17 Residential sprinklers have been considered but are not proposed.

General (not applicable to dwellings)
22 Surfaces and Finishes
23 Communication Systems
24 Signage and Wayfinding
25 Lighting
26 Sound
27 Management and Maintenance
28 Listed Buildings
29 Playgrounds