

2.0 ACCESS

2.1 Access & Inclusion Overview

Throughout the design process, every step has been taken to ensure that the principles of accessibility and inclusive design have been fully incorporated in the proposed design.

The following chapter outlines the how the proposed development will be accessible to all users, residents, visitors, staff and the wider community.

Access Aims

The proposed development is designed to be as inclusive as possible so that it can be comfortably and independently used by residents, people working in and visiting the development, and the wider community.

The Development has the potential to meet the guidance of Approved Document M, Volume 2, and the access and inclusive design policies of the Manchester City Council as a minimum, subject to further design development.

Designing Inclusively is defined by The Commission for Architecture and the Built Environment (CABE) as:

- Placing people at the heart of the design process
- Acknowledging diversity and difference
- Offering choice where a single design solution cannot accommodate all users
- Providing for flexibility in use
- Providing buildings and environments that are convenient and enjoyable to use for everyone

Where possible the design of the proposed development has also considered and incorporated the following:

- Design guidance stated in relevant British Standards and other current good practice guidance about meeting the requirements of disabled people
- Contemporary requirements and expectations

Summary of Access Provision

The proposals for the development at this stage demonstrate that a good level of inclusive design will be achieved by the finished scheme. The key access provisions for the proposed development include:

- Incorporation of the principles for inclusive design wherever possible
- Accessible routes to all connections with local pedestrian routes and public transport
- Safe spaces and routes for pedestrians and cyclists, segregated from vehicle traffic
- 7no. on-street car parking is designed to be suitable for wheelchair users to be used by both buildings (4no. for PBSA)
- Accessible cycle parking space for student residents, staff and visitors
- Wheelchair-accessible sanitary facilities alongside cycling facilities (public buildings), and at all reception areas
- Step-free access to all parts of the buildings, including balconies and roof terraces
- 1.2% of the student accommodation rooms will be wheelchair accessible from the outset with 4.5% adaptable
- Access to a second lift for all student residents on the rooms at upper levels of the student accommodation
- Emergency Egress /Protected Lifts as part of the fire strategy.

List of Drawing References

- MAUBS-SRA-XX-ZZ-DR-AR-20151 – PBSA Typical Room Plan Accessible Studio A
- MAUBS-SRA-XX-ZZ-DR-AR-20152 – PBSA Typical Room Plan Accessible Studio B
- MAUBS-SRA-XX-ZZ-DR-AR-20157 – PBSA Typical Room Plan Accessible Cluster Bedroom
- MAUBS-SRA-XX-00-DR-AR-43700 – Typical Accessible Shower Details
- MAUBS-SRA-XX-ZZ-DR-AR-70105 – Accessible Studio Type F
- MAUBS-SRA-XX-ZZ-DR-AR-70106 – Accessible Studio Type G
- MAUBS-SRA-XX-ZZ-DR-AR-70112 – Accessible Bedroom Type F
- MAUBS-SRA-XX-ZZ-DR-AR-20150 – Kitchen Type D – Accessible Variation
- MAUBS-SRA-XX-ZZ-DR-AR-74100 – Sanitaryware Typical Accessible Toilet
- MAUBS-SRA-XX-XX-DR-AR-74205 – Typical Accessible Shower Room Data Sheet KC Type F
- MAUBS-SRA-XX-XX-DR-AR-74206 – Typical Accessible Shower Room Data Sheet KC Type G
- MAUBS-SRA-XX-XX-DR-AR-74207 – Typical Adaptable Accessible Room Data Sheet UBS Type F