

File Note

Project Title: **Phoenix Ironworks**
Project Code: **B100663-AC Phoenix Ironworks WDs**
Reference: **Planning Condition 46**

Phoenix Ironworks- Accessible Dwelling Strategy for Planning Condition 46

Planning Reference: 137346/FO/2023

1. Introduction

This strategy outlines the approach to the provision of accessible dwellings within the proposed mixed-use residential development at Phoenix Ironworks Ancoats, Manchester. The strategy has been prepared to discharge the relevant planning condition relating to inclusive access and the delivery of dwellings in accordance with Part M of the Building Regulations (Volume 1: Dwellings – 2015 edition with 2016 amendments).

2. Development Overview

- Total Residential Units: 256
- Typologies Included:
 - 6 townhouses (ground and first floor)
 - 2 duplex apartments (fourth and fifth floor)
 - Remaining units are apartments located from ground to ninth floor
- Vertical Circulation: 5 lifts provided across 4 primary cores

3. Approach to Inclusive Design

The development has been designed with a strong commitment to inclusive design principles. Manchester Life Development Company (MLDC) recognises the importance of accessibility and has incorporated the following measures:

- All apartments have been designed spatially in accordance with Part M4(2) (Accessible and Adaptable Dwellings), with particular attention to layout, door widths, turning circles and access zones.
- Due to the installation of showers in place of baths, the units cannot technically comply with all M4(2) criteria. However, the layouts remain spatially compliant, allowing for future adaptation if required.
- As a Private Rental Sector (PRS) scheme, tenant needs will be assessed by MLDC on a case-by-case basis, with reasonable adjustments made where necessary to suit mobility requirements.

4. Provision of M4(3) Wheelchair User Dwellings

In agreement with the Local Planning Authority, a total of 2 no. M4(3) adaptable wheelchair user dwellings are provided.

Key Details:

- Number of M4(3) Units: 2
- Location:
 - Strategically placed near Lift Cores 3 and 4, providing step-free vertical access to all building levels
 - Positioned on accessible floors to support ease of movement into and out of the units
- Compliance Measures:
 - Sufficient internal space for wheelchair turning in all principal rooms
 - Wider corridors and doorways in accordance with M4(3) standards
 - Future-proofed kitchen and bathroom layouts suitable for later adaptation
 - The communal corridor immediately outside the entrance doors has been locally widened to comply with turning and approach standards under M4(3)

5. Accessible Parking Provision

The development includes provision for accessible parking for visitors with mobility needs:

- 4 no. disabled parking bays are provided for visitors
- Located off Naval Street
- Bays are designed to current accessibility standards, including sufficient space for wheelchair transfer and proximity to safe pedestrian routes into the building

6. Accessible Landscape and Internal Circulation

The development provides a private residents' garden, which has been designed to be inclusive and accessible to all users:

- Step-free access is provided both internally and externally to and within the private residents' garden
- All external routes are designed to be gently graded and suitable for wheelchair users
- Internally, changes in slab levels have been resolved via ramps, ensuring continuous step-free access throughout the internal circulation routes

7. Management Commitment and Adaptability

MLDC is committed to ensuring ongoing flexibility and inclusion by:

- Assessing tenant needs at the point of letting
- Adapting apartments in response to individual mobility requirements
- Ensuring all apartments can accommodate future adaptation, should the need arise
- Ongoing management protocols to support accessibility requests and adjustments

8. Conclusion

This strategy confirms that the development has been thoughtfully designed to promote accessibility and inclusivity. While the installation of showers limits technical M4(2) compliance, all apartments remain spatially adaptable. The inclusion of 2 M4(3) adaptable dwellings, 4 disabled visitor parking bays off Naval Street, and step-free access throughout the internal and external circulation areas – including the residents' garden – demonstrates a comprehensive and considered approach to accessible design.

Signed: S Campbell

Date: 25.07.18

Issued to: EWC