

Design & Access Statement

Roof Refurbishment Works

Xaverian College

July 2024

Lower Park Road

Manchester

M14 5RB



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1.0 Introduction

This Design and Access Statement has been prepared by Drees & Sommer UK Ltd on behalf of Xaverian College to support the planning application for the Roof Refurbishment works to the Marylands Building.

The purpose of this Design and Access Statement is to consider the accessibility of the proposals, regarding wheelchair users, ambulant disabled people and people with poor dexterity, poor comprehension or sensory impairments.

The criteria used for this assessment is listed below:

- Approved Document Part M of the Building Regulations
- Approved Document Part B of the Building Regulations
- BS8300 - 2: 2018 (Design of Buildings and their Approaches to meet the needs of Disabled People)
- Consideration of disability discrimination issues under The Equality Act 2010 (EA)
- The School's duties under the Disability Equality Duty

Instructions

Client

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M14 5RB

Lead Consultant/Designer

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Property Discussed in this Report

Xaverian College

Lower Park Road

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2.0 The Development

The works consist of external and internal roof refurbishment works to the Marylands Building on the Xaverian College campus, this is in response to issues with moisture ingress which has lead to severe decay of the roof structure. The specific areas of this are shown on the attached drawings.

This will allow the College will meet their obligations under Approved Document B of the Building Regulations, Approved Document M of the Building Regulations, Building Bulletin 100 and The Equality Act 2010, together with all relevant planning policies and Local Authority guidance documents.

2.1 Disability Definition

In access terms, the term disability has two distinct definitions:

- People who have an impairment that limits their ability to walk
- People with impaired sight, dexterity, comprehension or hearing

Provision for those with walking difficulties is not limited to people confined to wheelchairs but includes all types of impairments such as arthritis, rheumatism or partial paralysis as a result of strokes or accident, people who may not be able to bend limbs or have back problems.

When viewed in this way it becomes clear that this definition can include a substantial proportion of the population who may not consider themselves disabled.

2.2 Consideration of The Equality Act 2010

In essence, the general principles of the Disability Discrimination Act 2005, as amended by the Special Educational Needs and Disability Act 2001, have been carried through to The Equality Act 2010.

With respect to disabled access, the intent of the EA is to offer disabled people an accessible environment which does not discriminate against them because of their disability. The term 'disability' should therefore be seen in the broadest of terms.

The EA is a social document against all forms of discrimination, which is designed to be evolutionary and promote equality through all walks of life. Compliance with the statutory regulations and recommendations is not proof that EA issues have been addressed. However, they do go a long way to achieving it.

2.3 The Statement

This Design and Access Statement is presented as a synopsis of the principles and guidance used during design development. It demonstrates the College's work towards achieving the aspirations of the EA and shows compliance with the statutory regulations, in particular Approved Document Part M and Approved Document Part B.

3.0 Outline Scope of Works and Overview of the Site

The arrangements for access described in this statement reflect the current design intention.

3.1 Outline Scope of Works

The works consist of external and internal roof refurbishment works to the Marylands Building on the Xaverian College campus, as detailed on the drawings attached to the application.

4.0 Design – The Process

The development of the detailed design brief took place over several months and was built around input from all major stakeholders.

The scheme has arisen due to severe moisture ingress caused by inadequate roof coverings and drainage provisions to the roof which has led to the infestation of dry rot and severe structural decay to the roof structure.

The proposed scheme retains existing access strategies and does not derogate from the current layout.

4.1 Value

Best value in construction costs must be attained. Layouts should be as simple and as straight forward as possible which in turn promotes simple methods of construction, yet still fulfilling its function. Lifetime costs of all materials have been considered.

4.2 Appearance

To the listed building, the material choices will aim to match the existing as closely as possible in terms of colour, form and general appearance.

External maintenance and access provisions that are proposed will be concealed by the steep pitch of the roof.

4.3 Building Approach, Access Points and Entrances

The works will be phased and planned outside of core school hours so that the school are able to continue as normal, with no disruption to access/egress points.

5.0 Conclusion

This Design & Access Statement has demonstrated the way in which the design of the present scheme meets various requirements with regard to both access and egress issues.

The Design philosophy has embraced the ethos of inclusive design in proportion to the scope of works and has utilised Approved Document Part M and best practice BS:8300.

6.0 Conditions of Use of this Report

This report is to be regarded as confidential to and for the sole use of the recipient. Consequently, no responsibility is accepted to any third party in respect of its contents in whole or in part.