



AA PROJECTS

DELIVERING EXCELLENCE WITH **DREES &
SOMMER**

Design & Access Statement

PSDS3 Decarbonisation Works

Manchester City Council

February 2023

Didsbury Library

692 Wilmslow Rd

Didsbury

Manchester

M20 2DN





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1.0 Introduction

This Design & Access Statement has been prepared by AA Projects Ltd on behalf of Manchester City Council to support the planning application lodged for the installation of new external air source heat pumps (ASHP) located on the car park, replacement internal lighting along with associated works to facilitate the installations.

The purpose of this Design & 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

Instructions

Client

Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

Lead Consultant/Designer

AA Projects Ltd
Jackson House
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Sale
M33 7RR

Property Discussed in this Report

Didsbury Library
692 Wilmslow Rd
Didsbury
Manchester
M20 2DN

2.0 The Development

The project scope involves the installation of ASHP and associated enclosing fencing, along with internal lighting replacement.

The ASHP will be located on the car park and will not affect the permanent pedestrian flow around the building. The ASHP will allow full removal of the building's gas boilers. The internal lighting will be replaced to all areas with new LED luminaires.

2.1 The Statement

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

3.0 Design – The Process

The Council have obtained grant funding to reduce the carbon emissions of a number of their buildings under the PSDS3 centrally funded Salix scheme.

The design has moved from RIBA Stage 2 to RIBA Stage 3 where it currently is ready to be tendered to contractors on a Design and Build basis.



3.1 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.

3.2 Layout

The new installations are design to have minimal visual and physical impact. The ASHP will be located in the far north west corner of the car park minimising any impact to vehicle and pedestrian traffic flow and the level access route into the building.

3.3 Landscaping

Trenching and adjustment of macadam finishes to the car park and approach will be needed as part of the works. The works will make good as existing any disturbed surfaces.

3.4 Building Approach, Access Points and Entrances

The ASHP will have minimum disruption to people and the surrounding environment. The installation is contained within the car park and the layout of bays will be adjusted to accommodate the ASHP, leading to a net loss of zero parking bays.

3.5 Means of Escape

Means of escape will not be affected by the finished works. Means of escape from within the new plant compound can be gained via the new double gates.

4.6 Sanitary Conveniences/Welfare Provisions

There is no adjustment of the existing welfare / sanitary provisions as part of the proposed finished works.

4.0 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 enabled impact to building users and visitors to be minimised, offering almost no impact to the daily use of the building by people with or without disabilities.

5.0 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.



Appendix A

Photograph Schedule – See associated Heritage Statement