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iQ Student Accommodation,
Weston Halls and Pendulum Hotel, Manchester

DESIGNING FOR ACCESSIBILITY - ACCESS STATEMENT
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Table of Contents

1 Introduction 3
1.1 Scheme Description 3
1.2 Site Context 3
2 Access 5
2.1 Inclusive Design 5
2.2 Approach to Buildings 5
2.2.1 Access to the Buildings 6
2.2.2 Access into the Buildings 6
2.2.3 Reception desks 6
3 Circulation 7
3.1 Vertical Circulation 7
3.1.1 Passenger Lifts 7
3.1.2 Common Stairs 7
3.1.3 Ramps 7
3.2 Horizontal Circulation 7
3.2.1 Corridors and passageways 7
3.2.2 Internal Doors 8
4 Facilities 9
4.1 Management Facilities 9
4.1.1 Office and Sales Suite 9
4.2 Communal Facilities 9
4.2.3 General Amenity Areas 9
4.2.4 External Amenity Areas 9
4.2.5 Laundry Room 9
4.2.6 Sanitary Accommodation 9
4.2.7 Refuse Stores 10
4.2.8 Car Park 10
4.2.9 Cycle Storage 10
4.3 Accommodation 10
4.3.1 Sanitary Accommodation 10
4.3.2 Living / Kitchen Rooms 10
4.3.3 Bedroom Accommodation 10
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1 Introduction

This report relates to Weston Halls and pendulum Hotel, located in Manchester city centre and describes the scheme and strategy for disabled access into and around the development. The overall development consists of two phases which are split into two connected buildings. Phase A addresses both Charles and Sackville Street; Phase B reinforces the street frontage along Charles Street. These buildings will be the subject of this report.

The report should be read in conjunction with SimpsonHaugh Architects (SH) drawings submitted to Building Control for approval.

This report has been developed to explain the design in relation to Approved Document (AD) Part M and how it responds to these requirements.

1.1 Scheme Description

The proposals seek to deliver 2,511 purpose-built student beds and associated amenity facilities, including a significant area of external amenity space for students to enjoy. The development will be delivered over two phases with four buildings in total, with the tallest building having a maximum height of up to 50 storeys. The proposed scheme has been designed to respond to both the existing and emerging context of the Sister ID masterplan including the Charles Street Car Park and University of Manchester (North) Campus:

Phase A will see the partial demolition of the existing buildings on site. As part of this phase, the new buildings comprising 1,296 bedspaces will be brought forward over a 50-storey tower with a lower level 17-storey tower. The remaining elements of the existing buildings will be retained and used as student accommodation during this period.

Phase B will then see the demolition of the remaining buildings on site. As part of this phase, a further 1,215 bedspaces will be brought forward within a 33-storey tower with a lower level 24-storey tower.

1.2 Site Context

The application Site covers an area of 0.72 hectares and covers the existing Weston Halls and Pendulum Hotel buildings. The site is bound by Charles and Sackville Street to the north and east respectively. Drover Lane and the raised podium building of the George Begg and John Garside Building sit the south with the Ibis Hotel, a private car park and Princess Street lie to the west .

The existing building of the Weston Student Halls and Pendulum Hotel are of brick construction and seven storeys in height. The existing buildings provides 528 PBSA bedrooms and 118 Conference Centre bedrooms.

Several of the Manchester Universities Faculty buildings are located within ten minutes walk of the site and the emerging Sister ID Framework wraps around the site to the north, south and east.

The site occupies a strategic location within the Oxford Road Corridor, adjacent to University of Manchester buildings. Its excellent accessibility and position within a well-established academic and innovation district make it highly suitable for additional student accommodation

Set around a large private courtyards, the building is formed from a series of connected low-rise buildings. The existing buildings underdeliver in terms of design quality and contribute little if at all to the wider cityscape.

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2 Access

2.1 Inclusive Design

The proposals have been designed in such a way to apply inclusive design principles to both the external and internal environments and to create a safe and secure environment which will be user friendly to meet the needs of all users.

Access requirements noted in 'Part M: Volume 2 – Buildings other than dwellings' have been considered when designing the building.

The designers aim to achieve the following as part of the design process:

- To maximise access to all parts of the development, its facilities and services for people who are residents, visitors and members of staff regardless of disability and as required by local, regional and national policy;
- To ensure that appropriate standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible;
- To design inclusively, which means designing beyond the minimum requirements of *the Building Regulations Part M* to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment;
- To address the anticipated, substantial increase of older people in proportion to the working-age population in the near future and their needs;
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people.

Entrance doors will be maintained and available for people to use at all times without requiring assistance. The building has a principal entrance which will be designed to meet the Building Regulations Part M standards and include:

- Level landings;
- Manifestation to glazed screens and doors, dependent on their detailed design, with entrance doors providing at least one metre clear opening width;
- Any intercom will be located to suit all users (including wheelchair users) and have a speech reinforcement system;
- Transitional lighting between the exterior and interior of the building;
- A large mat (or similar) to remove water from shoes and wheels of wheelchairs and buggies;
- Highly reflective internal finishes will not be specified.

5% of the student accommodation will be designed to be accessible and easily adaptable to meet the needs of a wheelchair user. The accessible studios rooms will be available for students with access requirements.

The way that iQ Student Accommodation operate their building is that 1 of the accessible studios in each phase will be fitted out to comply with Part M on completion. The remaining accessible studios will be retrofitted and adapted to the individual needs on a case-by-case basis.

Students can enter the accommodation through the main entrance off Charles Street. A vehicular drop-off and service layby is also located on Charles Street.

2.2 Approach to Buildings

2.2.1 Access to the Buildings

Pedestrian access to the site is provided on from Charles Street to the north and Sackville Street to the east. There is also a raised link to the south connecting Princess Street with Sackville street. No direct pedestrian access to the proposed site can be made from the raise deck. The levels along Charles and Sackville Street vary by roughly 2m with the main level change occurring from east to west along Charles Street. Level changes where necessary have been designed to satisfy the provision for access as outlined in Approved Document Part M.

Entry to the residential accommodation for both phases is via one main entrance in Phase A with a shared reception.

Vehicular 'drop-off' points are provided on Charles Street. These are incorporated into the landscape design located near the entrances.

The development has been designed as a car free development, with access to accessible parking provision within the locality.

More detail on external landscaping provision and specification is identified in Landscape Architects information.

The pavements around the edge of the site are 2m wide and free form obstructions. Full height glazing at entrances encourages passive surveillance and facilitates visual permeability along pedestrian approaches. All doors and windows which are openable have been designed so that they do not impinge on public pedestrian routes by opening inwards or being set above head height.

Refuse collection will be undertaken from Charles and Sackville Street. Bins will be individually moved by management staff from the adjacent storage areas during the collection process only. This strategy is detailed further in the Waste Management Strategy provided by others.

2.2.2 Access into the Buildings

All entrances give access into the buildings via a level threshold. The primary entrance for the development through Phase A is via a set of sliding double doors.

Level access can then be gained from the entry point to the central lift cores of each phase and each core within each building in order access to all levels of each building.

2.2.3 Reception desks

Phase A and B share a common entrance and reception desk located within Phase A. The position & layout of the reception desk is currently being developed by the interior architect however the following will apply:

A reception desk will be located within the entrance lobby. The circulation past the desk will allow for a 1200mm deep and 1800mm wide clear manoeuvring space in front of the desk. A 500mm deep knee recess will also be provided. Two work surface heights will be provided to accommodate standing and seated users in accordance with AD Part M. The desk will be designed to meet the needs of both visitors and staff wheelchair users.

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3 Circulation

3.1 Vertical Circulation

3.1.1 Passenger Lifts

Phase A his formed from two buildings each with two cores. The tower will contain 4no main passenger lifts and two stairs; the lower building in Phase A has 3no passenger lifts and two stair cores. The tower in Phase B will contain 3no main passenger lifts and two stairs; the lower building in has 3no passenger lifts and two stair cores. All lifts within the scheme will meet or exceed the recommendations of AD M of the building regulations. The lift lobbies have a minimum of 1500mm deep landing zone for access & manoeuvring in front of each lift.

The minimum lift car dimensions are 1100mm (w) x 1400mm (d) with 900mm door opening.

There are no level changes on the upper floors internally. There is a level change in Phase B at the ground floor of 1.2m. The design for these spaces are currently being developed by the interior architect however level access will be provided between these floors.

3.1.2 Common Stairs

In addition to the lifts provided the cores has an internal stair serving all levels. Given the scale of the development it is not proposed that the stairs in the cores act as general circulation stairs. They act as escape stairs.

The typical floor to floor heights 2950mm. Ground to first and first to second floor is 5900mm. The there are two mezzanine floors between ground and first and first and second. Both of these are 2950mm floor to floor. Access to the core is along a level route from the main entrance & reception area.

Typically, the flights for the stair are 1200mm wide, have a flights of 10 risers, followed by a landing and another flight of 9 risers. The stairs typically have goings of 250mm with rises of 155mm.

Handrails have been designed in accordance with AD Part M and or to the acceptance of Building Control.

In addition to the general access stair.

3.1.3 Ramps

There is a ramp/level change within Phase B ground floor which is currently being designed by the interior designer. Externally level changes are used to negotiate the level changes rather than ramps in landscaped areas. The level changes will provide gradients less than 1:21.

3.2 Horizontal Circulation

3.2.1 Corridors and passageways

The horizontal circulation has been designed to assist navigation around the building and to minimise potential barriers.

The accommodation is arranged to minimize the travel distances from the cores aiding circulation, access and security.

The access corridors to the main entrances of the dwellings are generally 1220mm, with wider areas at entrance doors of 1520mm and in places 1820mm.

All other residents' facilities are access via a level threshold. The internal circulation strategy has been developed to meet the requirements of AD Part M4(1).

3.2.2 Internal Doors

The external door to all apartments will have a minimum clear opening of 775mm, free of projections, such as door furniture. Door furniture and ironmongery are satin stainless steel or similar to provide visual contrast with the surface of the door.

Where possible, doors into internal rooms & studios comply with clear opening widths identified in Table 1.1 and Diagram 2.2 of AD Part M4 and have been designed to accommodate a minimum 300mm unobstructed space between the leading edge of the door and any return wall. Where this is not the case provision for powered doors will be provided. There are apartments that do not have the 300mm leading edge where this is the instance it is envisaged that the resident of those rooms would assist a visitor in accessing when visiting.

4 Facilities

4.1 Management Facilities

4.1.1 Office and Sales Suite

A Management office will be provided for the staff who will work within the buildings. This includes the reception desk, office and post room. A kitchen area will be provided for staff use. The management suite will is located in Phase A.

The reception desk forms the public interface for this area and is described in section 2.2.3

Layouts for these areas are still under development by the Interior Architect however will allow for the items above.

4.2 Communal Facilities

4.2.1 General Amenity Areas

Communal areas, comprising of gyms, private dining rooms, student lounges, study spaces and other general amenity areas are provided on levels 00 and 01 and intermediate levels within each tower in each Phase. All these areas are accessed from the circulation cores and generally have wide corridors of 1800mm. Doors will either be hold open type or will swing in the direction of escape.

Any kitchen spaces will be designed to allow users with different disabilities to use them. The design will take guidance from BS8300.

The dining areas will also cater for users with disabilities. Space for wheelchairs and tables at appropriate height will be included.

Details will be confirmed by the interior designer.

4.2.2 External Amenity Areas

Extensive external garden areas are provided. Access to these is via a level threshold level changes less than 1:21 gradient and steps provide access to different level changes.

4.2.3 Laundry Room

The scheme contains shared laundry facilities in both phases, in the amenity spaces at level 01. Access is provided off the common core.

Low level washing machines and tumble-drying machines will be provided.

The layout and machine setting out will be design by the specialist sub-contractor who will take design responsibility for the laundry.

4.2.4 Sanitary Accommodation

Each Building will have a self-contained wheelchair accessible unisex toilet. These are located in the amenity areas on different levels which will be confirmed by the interior architect. The layout of the self-contained unisex accessible WC is in accordance with AD M and of BS 8300:2018.

4.2.5 Refuse Stores

Each Building accommodates a refuse store. If required, wheelchair users will have their refuse collection managed by the site management team.

4.2.6 Car Park

There is no onsite parking provision.

4.2.7 Cycle Storage

Communal cycle storage is provided within the landscape. Low level bike stands will be provided.

4.3 Accommodation

4.3.1 Sanitary Accommodation

Individual bathroom facilities are provided to all bedrooms including the wheelchair accessible bedrooms. The layout and design of the facilities has been produced by the bathroom pod manufacture, OSS, and as such drawings will be provided by them to demonstrate compliance.

4.3.2 Living Accommodation

Cluster kitchen / Living rooms are shared between 7/10 residents. There is no provision for cluster bedrooms to be accessible. However, a clear manoeuvring space of 1500 x 1500mm is provided to afford wheelchair users to visit students within their apartment. The door to access the kitchen will provide clear widths notes in Part M.

4.3.3 Bedroom Accommodation

Wheelchair accessible bedrooms are typically provided on a ratio of 1:20. The proposed scheme houses a total of 2,508 bedrooms which equates to a requirement of 125 rooms being wheelchair accessible. The Weston Halls and Pendulum Hotel scheme allows for 118 wheelchair accessible rooms.

Based on our client's experience of managing 85 student residential sites with 34,000 students around the country and in Manchester, there has been a low uptake of wheelchair accessible rooms.

The client is recommending that 1no. studio bedrooms will to be fully fitted out to wheelchair accessible standards in each Phase with the remaining rooms being adaptable for future use by wheelchair users. This approach reflects market demand whilst giving the flexibility for rooms to be fitted out to meet a specific individual needs in the future.

Rooms are designed to allow a wheelchair to manoeuvre at the side of the bed as per Diagram 17 AD Part M. Switches and controls are located between 750 – 1200mm above FFL and located in accessible positions within the room. Window opening mechanisms are to be motorised

4.4 Illustrative drawings

SH drawings to be read in conjunction with this report:-

10346-SHA-Z0-A-B5D8-G100-PL-00-001
10346-SHA-Z0-A-B5D8-G100-PL-01-001
10346-SHA-Z0-A-B5D8-G100-PL-02-001
10346-SHA-Z0-A-B5D8-G100-PL-03-001
10346-SHA-Z0-A-B5D8-G100-PL-04-001