



Accessibility Management Plan

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1 Introduction

This document sets out the approach to ensuring that the student accommodation building located at 112 St Mildred's Rd, Norwich will address the requirements for accessible and inclusive facility provision.

The property will be operated by Velocity Student, a trading name of Estateeducation Ltd. This report sets out to demonstrate that there is nothing in the physical design that will preclude the operational or managerial processes required to deliver and maintain accessible and inclusive facility provision.

The approach from both the company and design team perspective has been to meet or exceed minimum requirements in determining these proposals.

2 Accessibility Management Plan Overview

Street Access

There is a very limited amount of parking provided at the development, all associated with the residential units. There is a good amount of On Street Parking on St Mildred's Rd including outside the property. There is no associated parking with any of the units. The property has a layby drop off point for the residents and guests just outside the main front door.

Tenant Amenities

There will be two entrance lobbies associated with the student accommodation building. The two entrances to the property are located on the East side facing the road which has the prominent and legible name of the property on display. The lower entrance has a secure access door which is opened by inputting the correct code in the access panel. The door is an automatic opening door and is suitable for wheelchair access.

The property has 34 student rooms, all with ensuite. 3 of these are accessible rooms, 1 on each floor. Spatially, all accessible rooms meet or exceed the minimum requirements and provisions for sleeping accommodation. As part of detailed design, suitable storage and alarm systems are provided.

Spatial Provisions for the rooms are as follows -

- Door width 800mm effective clear width and 300mm nib on the pull side of the door.
- A clear 1500mm x 1500mm wheelchair turning space to one side of the bed.
- A minimum of 700mm provided to the other side of the bed.
- A bathroom incorporating a corner WC and wet room shower.

There is also an accessible toilet on the 1st floor. All accessible toilets have the correct Document M facilities.

All outside bin storage and communal garden areas are in a sensible location and have adequate accessibility.

Emergency egress

Evacuation for disabled people is a combination of physical and management procedures.

All refuge areas and bedrooms are fitted with a means of two-way communication between the person waiting in the refuge and a central monitored location from where evacuation assistance will be coordinated.

Management strategies are also in place to provide assisted escape via the steps if required.

3 Building Specifics

Doors

All doors are to be clearly identifiable within their immediate environment, with their architraves contrasting visually with the walls in which they are mounted.

Door widths and clearances meet the provisions of Document M. The force of operation of doors does not exceed 30N. Ironmongery is to meet the provisions of Document M.

All glazing used within the façade and entrance manifestation are

provided to meet the provisions of Document M or guidance of BS 8300.

Stairs

Internal stairs are to be designed to accord with the provisions of Document K and Document M.

Stepped routes and associated handrails are to be designed to meet the provisions of Document K and Document M.

Visually contrasting nosings are included on all stepped routes, to meet the recommendations of BS 8300

Lift

All passenger lifts are to be specified to meet BS 8300 and BS EN 81:70.

Visual Contrasting

Surface materials are firm, durable and slip resistant with a maximum level difference of 5mm at joints conforming to the provisions of Document M.

Particular attention has been paid to visual contrast, lighting and materials for features such as walls, ceilings and floors.

Fixtures and fittings, including ironmongery and controls are visually contrasting with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing

Lighting

Lighting at changes of level in stairwells are provided to ensure they are safe to use and do not shadow risers, and clearly illuminate treads and ramp surfaces.

Signage and Wayfinding Strategies

Key considerations for inclusive wayfinding are:

Location of signage, ensuring that signage has been placed in logical positions and will be easily identifiable taking into account sight lines, lighting, visual contrast and legibility.

Briefing Tenants

Disabled tenants are briefed on the facilities and procedures of the property from the Property Manager. This covers all normal operations and emergency procedures.