



Inclusive Access Statement

16047 Brunswick Quay
Atlantic Way, Liverpool

Prepared on behalf of Maro Developments Ltd.
May 2020
Planning Application

16047-05-6-1-IAS

INCLUSIVE ACCESS STATEMENT

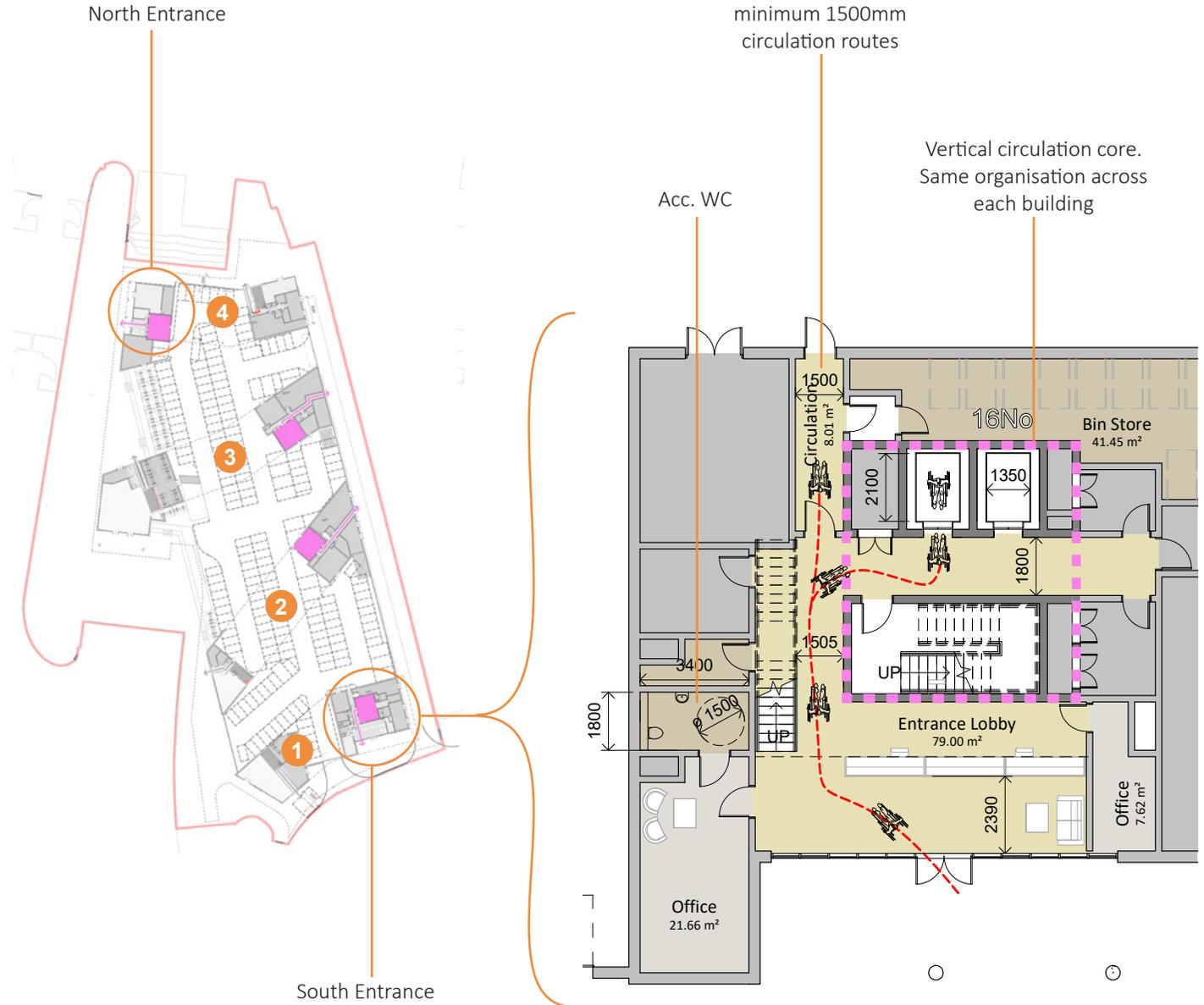
1.0 Entrance & Vertical Circulation

The design has been developed with the main point of access into the site being of primary importance. This is reflected through the orientation of the development with access immediately off Brunswick Way to the south of the site, and from the north via S Ferry Quay (see diagram).

The prominence of the entrances is reinforced by the setbacks, increased glazing and double height spaces, which create a visual cue and sheltered approach, avoiding access point confusion.

The entrance lobbies to buildings 1 and 4 are designed to be fully wheelchair accessible, with clear routes towards the vertical circulation core, as shown adjacent. All circulation routes are at least 1500mm in width to ensure full wheelchair accessibility and manoeuvrability.

The organisation of the core, as shown, is repeated across the 4 buildings. Whilst the cores to building 1 and 4 serve as access point to the overall development to visitors/residents the cores to buildings 2 and 3 fall within the secured car park, serving residents only.



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2.0 Public Realm

Level, step-free access has been designed around the entirety of the public realm and approaches to building entrances. Two accessible parking bays, with flush kerbs, are located in close proximity to the main building entrance, accessed directly from Atlantic Way. The piazza terraces are accessed via lifts within the building and are step-free and level.

Where the pavement runs alongside a vehicle carriageway, the safe pedestrian route is defined by contrasting kerbs.

Proposed street furniture, including benches and planters will be of a contrasting colour to the adjacent paving and door barriers will be provided if outward opening doors are required. A range of seating options will be provided within the public realm and at piazza level to cater for differing physical needs. Some seating will incorporate both back and arm rests. Seating areas are visible and well-lit but located directly off adjacent pedestrian/cycle routes.

Guarding is provided to reduce the risk of falls, along the dockside and riverside edge of the public realm and at piazza terrace level.



Ground Level Public Realm

Level Mezz. Piazza

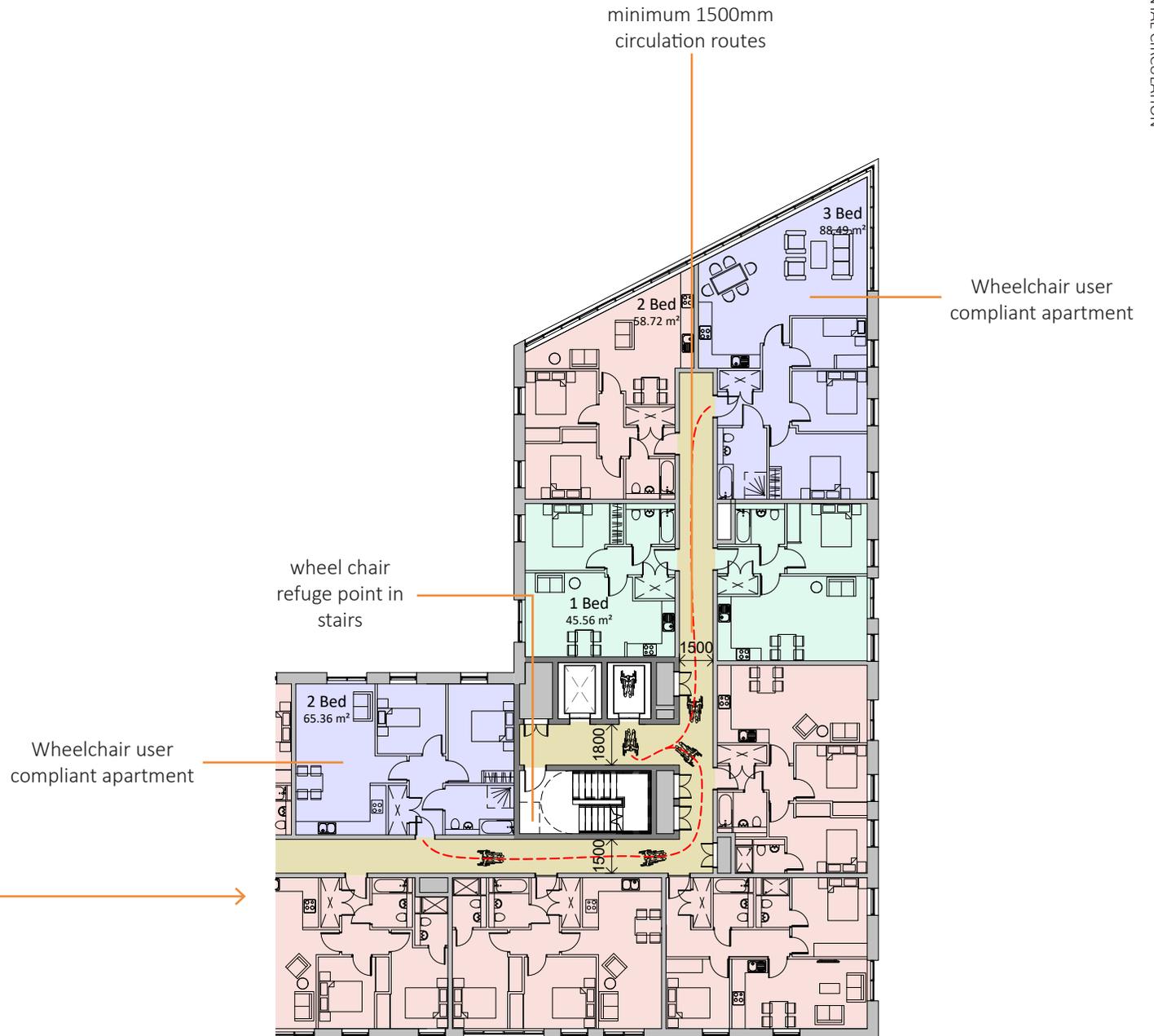
Level 01. Piazza

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3.0 Horizontal Circulation

All horizontal circulation routes within each building are a minimum of 1500mm wide. The general arrangement is such, that clear and long distance sight along the corridors is possible, providing clarity for all users alike.

In order to minimise travel distances, all wheelchair accessible apartments are located close to the vertical circulation cores, whilst still being spread across the scheme in order to offer a variety of apartments types and views.



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4.0 Wheelchair Accessible Apartments

Of the total 552 apartments, 28 have been allocated as category M4(3) compliance, equating to 5% of the overall development. This DDA allocation is spread across the unit types of one, two and three bed apartments, and across the four buildings, at various storey levels, ensuring a mix through out the scheme.

The diagrams adjacent explain the split of the 28 apartments across the various buildings and their levels. The allocation is as follows:

Building 1

1	One Bed
3	Two Bed
1	Three Bed
Total	5 apartments

Building 2

3	One Bed
5	Two Bed
Total	8 apartments

Building 3

4	One Bed
6	Two Bed
Total	10 apartments

Building 4

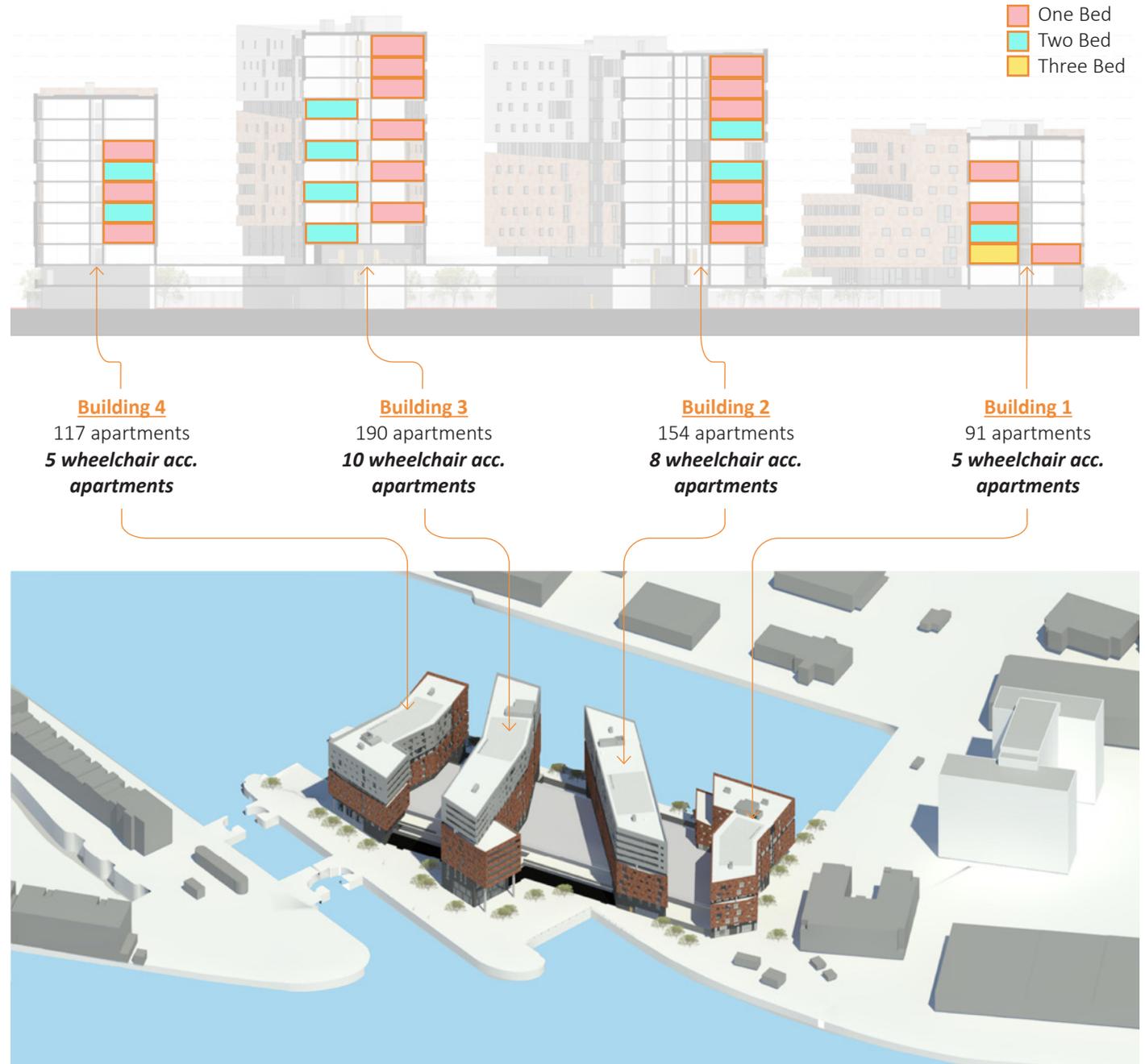
2	One Bed
3	Two Bed
Total	5 apartments

TOTAL 28 apartments.

Across the entire scheme, a further 275 apartments are able to offer category M4(2) and/or M4(3) levels of DDA accessibility, subject to modification to the spatial setting out and manoeuvrability required in accordance with current Building Regulations requirements. Including the 28 apartments above, this equates to 55% of the total dwellings.

Any adaptation to incorporate variable height kitchen units would be a post completion adaptation to suit the specific needs of the occupier.

Please see the application drawings for schedule of the apartments and the locations of the 28 wheelchair user compliant units.

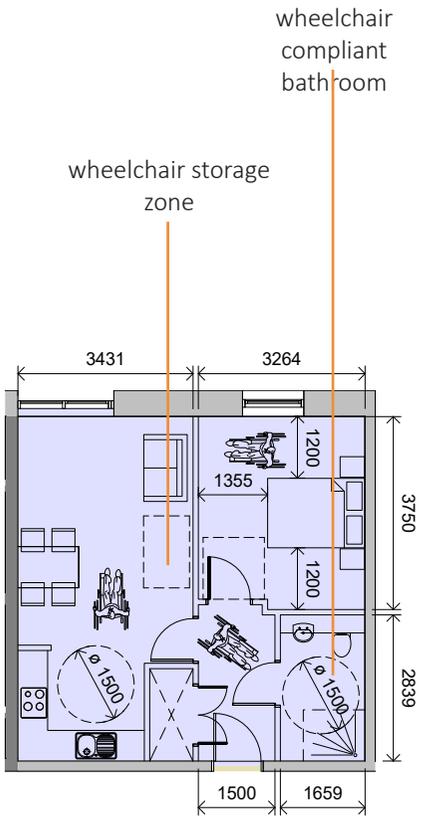


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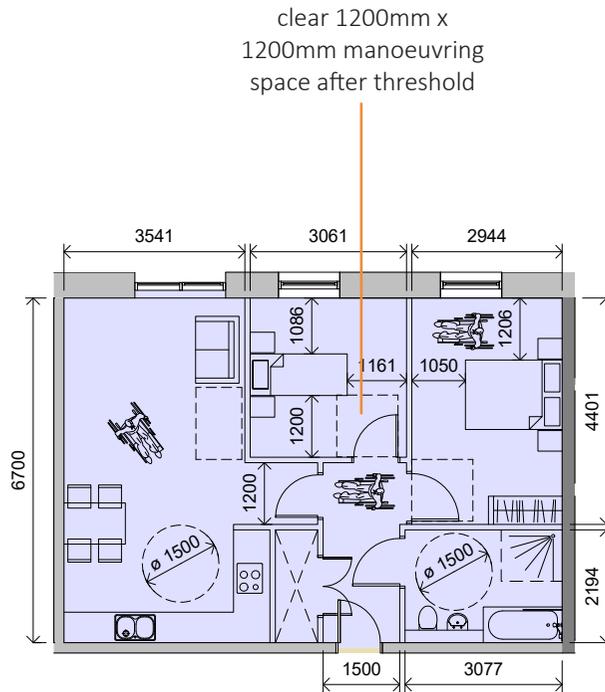
5.0 Typical Apartment Layouts

Below are shown the typical wheelchair user compliant layouts for a one, two and three bed apartment.

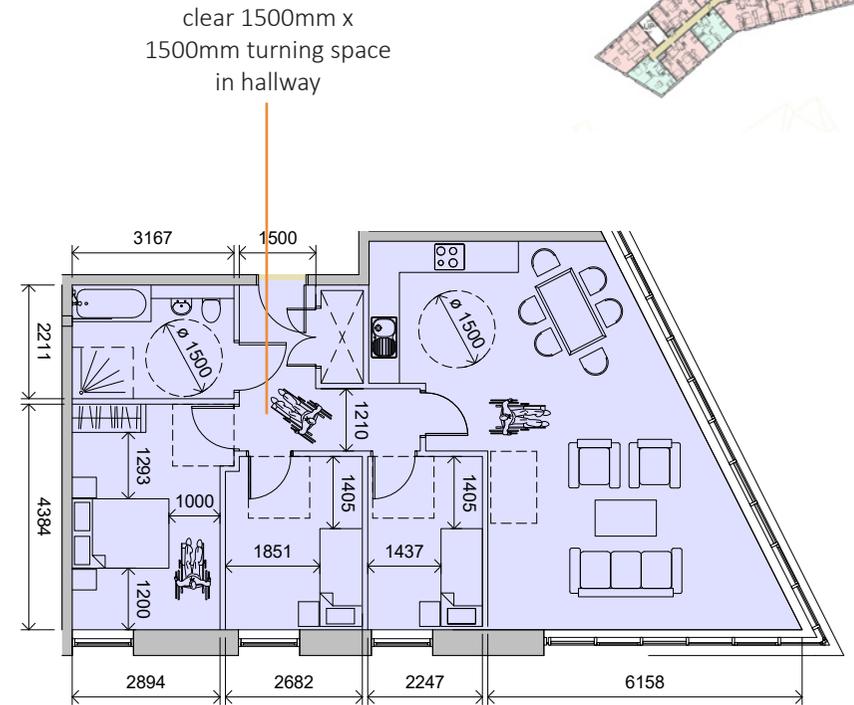
Typical DDA apartment locations



One Bedroom Apartment



Two Bedroom Apartment



Three Bedroom Apartment