



ACCESS STATEMENT

The Forge – U Student Village

1.1 Proposed Use of the Development:

Student Accommodation, associated ancillary areas, social space “The Meeting Place” and Convenience Store.

1.2 Background:

1.2.1 U-student.com purchased this existing student accommodation from the University of Sunderland and commenced a major refurbishment and modernisation programme, together with the construction of new on site facilities providing a common social space, somewhere to meet, eat, drink and socialise and a small convenience store. The accommodation comprises 552 study bedrooms across two buildings Marr House (249) and Jobling House (303) the buildings range from 2 storey to 4 storey and are arranged in 11 blocks with each common block entrance serving several flats across each floor. An Admin Reception area is located in Marr House at ground level and both buildings provide laundry facilities at ground level, there is a quiet room available off Admin Reception providing soft seating and computer access to study. “The Meeting Place” offers licensed premises all across ground floor level with accessible entrance doors, and toilets provided. The convenience store provides full accessibility across ground floor. The site provides 6 accessible en-suite (1 Marr & 5 Jobling) study bedrooms.

1.2.2 Access issues were considered as part of the recent Planning and Building Control procedures for the development. This statement has been prepared to identify those issues directly related to this proposal.

1.3 Transport & Car Parking:

1.3.1 There are 68 car parking spaces provided on site including 2 disabled spaces. There are 49 secure bike storage spaces. As part of the site proposal there is a free shuttle bus provided for the residents, this operates on a circular route stopping at The Forge, Ashburne House, City and St. Peters Campuses, the bus operates between 8:00 and 19:30. There is also a bar shuttle service on Wednesday and Sunday “Student Nights” between 19:30 and 23:15 thus aiding the reduction of any reliance on cars as a form of transport. The site has metro stations to the east and west, in both cases within a 200m walk, this provides cheap, frequent and reliable access to multiple locations. There is also a Student Metro Travel Card which can be purchased through the University which provides unlimited weekday access to Brockley Whins and South Hylton stations between 6:00 and 23:30. University of Sunderland is part of a car sharing scheme to provide a cheaper way for students to use cars and reduces the need for multiple parking spaces on site. The metro and bus service have kerb level access provision. The site is adjacent to a multi use route, which gives high priority to pedestrians and cyclists, there is also a cycle network located to the north of the site. The site’s layout and access arrangements encourages sustainable transport modes such as walking, cycling, use of the metro, shuttle route & buses.

I.4 Entrance:

- I.4.1 Access and egress to the site is through secure turnstiles with access fob or card required, full accessibility is provided via a 1000mm wide gate with access fob or card reader required.
- I.4.2 Full accessibility is provided to all the accommodation blocks, the Admin Reception, The Meeting Place and convenience store by means of either (or a combination of) level access, ramped access, wide door openings, power assisted doors.

I.5 Flats & common areas within:

- I.5.1 There are six accessible en suite bedrooms on site across 4 flats, within those flats the worktop heights of the kitchen units have been reduced in order to make them more accessible.
- I.5.2 Within those flats the kitchen sinks are provided with lever taps to aid operation.
- I.5.3 Within those flats a proportion of the chairs provided incorporate armrests, to enable ease of use, by persons with mobility difficulties.
- I.5.4 Vinyl flooring in the kitchen areas is non-slip.
- I.5.5 The furniture in the common rooms is sufficiently different to wall and floor surfaces and other backgrounds against which they may be viewed.
- I.5.6 Accessible bedrooms have an emergency call system and strobe light connected to the fire alarm system

I.6 Means of Escape:

- I.6.1 Emergency Evacuation Procedures are covered in detail in the U Student Emergency Escape Procedures document (incorporated in the Accommodation Handbook).
- I.6.2 In addition a management plan involving the use of Personal Emergency Evacuation Plans (PEEPs) will be developed, adopted and regularly tested should persons with special needs become tenant.

References

ODPM (2004), The Building Regulations (2000), Part M, Access to and use of Buildings, 2004 Edition, and the Approved Document to Part M (2004), Pub: TSO (The Stationery Office).

DRC Statistics Reference

DRC Codes of Practice, the Stationery Office

- Code of Practice, Rights of Access, Goods, Facilities, Services and Premises;

- Code of Practice, Elimination of Discrimination in the Field of Employment against Disabled Persons or Persons who have a Disability;

Code of Practice, Duties of Trade Organisations to their Disabled Members and Applicants;

BS8300:2001, Design of Buildings and their approaches to meet the needs of disabled people, Code of Practice, BSI, 2001.

BS5588:Part 8:1998, Fire Precautions in the Design, Construction and Use of Buildings – Code of practice for means of escape for disabled people.

Sign Design Guide (2000), Barker, P., and Fraser, J., Pub: JMU Access Partnership and the Sign Design Society. ISBN 1858784123