

5.0 Access Statement

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5.1 Introduction

Studio KMA are committed to a policy of equality, inclusion and accessibility in the delivery of a building. We fully recognise the diversity of cultural, religious and individual abilities of future customers, visitors and employees and are active in ensuring that any potential sources of discrimination are addressed.

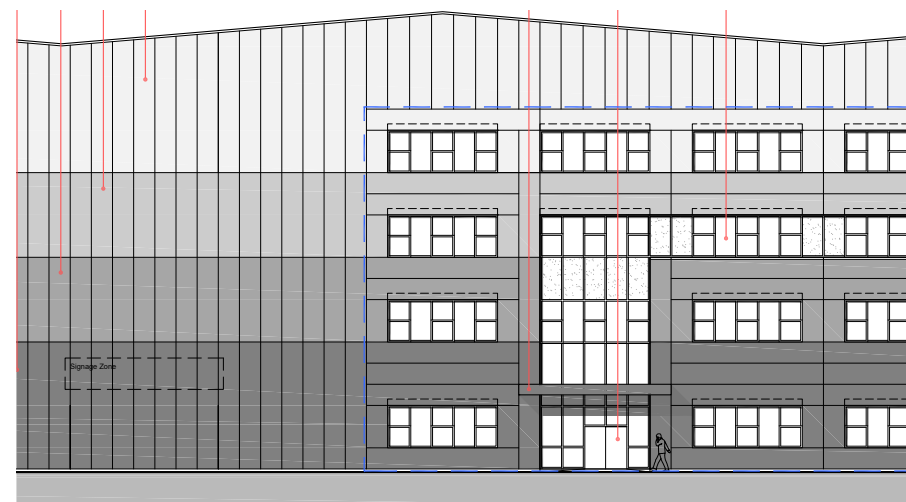
Against that background, this section of the document will set out the measures that have been employed in order to ensure inclusive access throughout the proposed development.

Access for disabled people to the built environment, services, employment, transport and education is playing an ever increasing role in the development of new buildings. Legislation, regulation and planning requirements are continually changing and expanding.

Studio KMA have adopted an inclusive design strategy that embeds measures to facilitate access and ease of use for all individuals who may visit, work within, or move around the proposed industrial development. This approach prioritises the needs of people with mobility, sensory, and cognitive impairments to ensure a safe, legible, and welcoming environment.

- **Inclusive Access for All Staff and Visitors.** To ensure the building can be accessed by all potential employees and guests, irrespective of age, gender, or any physical or cognitive disabilities they may have.
- **Legible and Accessible External Environment.** To ensure the external environment, including the position, visibility, and orientation of the main entrance, is clearly legible upon entry to the site, and does not create barriers for any users.

- **Safe and Functional Internal Environment.** To ensure the internal layout is intuitive, safe, and fully usable for all individuals who may occupy or pass through the proposed building.
- **Enhancing Legibility Through Materials and Design.** To ensure that colour contrasts, materials, textures, and spatial treatments are used wherever possible to improve legibility, support wayfinding, enhance aesthetic quality, and elevate overall design standards.



Excerpt of Proposed Southwest Building Elevation

5.2 National Guidance

Statutory Regulations at the national level on the provision of disabled access are set out in;

- Building Regulations Approved Document M - Access to and use of buildings: Volume 2 - Buildings other than dwellings, 2024.
- BS 8300-2:2018: Design of an accessible and inclusive built environment. Buildings. Code of practice.
- The Equality Act 2010.

5.3 The Social Model

The model requires that instead of grouping disabled people into categories such as deaf, blind or wheelchair users, solutions should be sought for individuals to the common barriers which exclude disabled people from mainstream activities and services, which can generally be grouped under three main headings:

- **Physical.** Steps, stairs, inadequate signs.
- **Organisational.** The systems and processes that exclude disabled people.
- **Attitudinal.** The traditional view of disabled people as passive and dependant.

5.4 Vehicular Access

Visitor access is provided via two controlled vehicle access/egress points from Wilson Road.

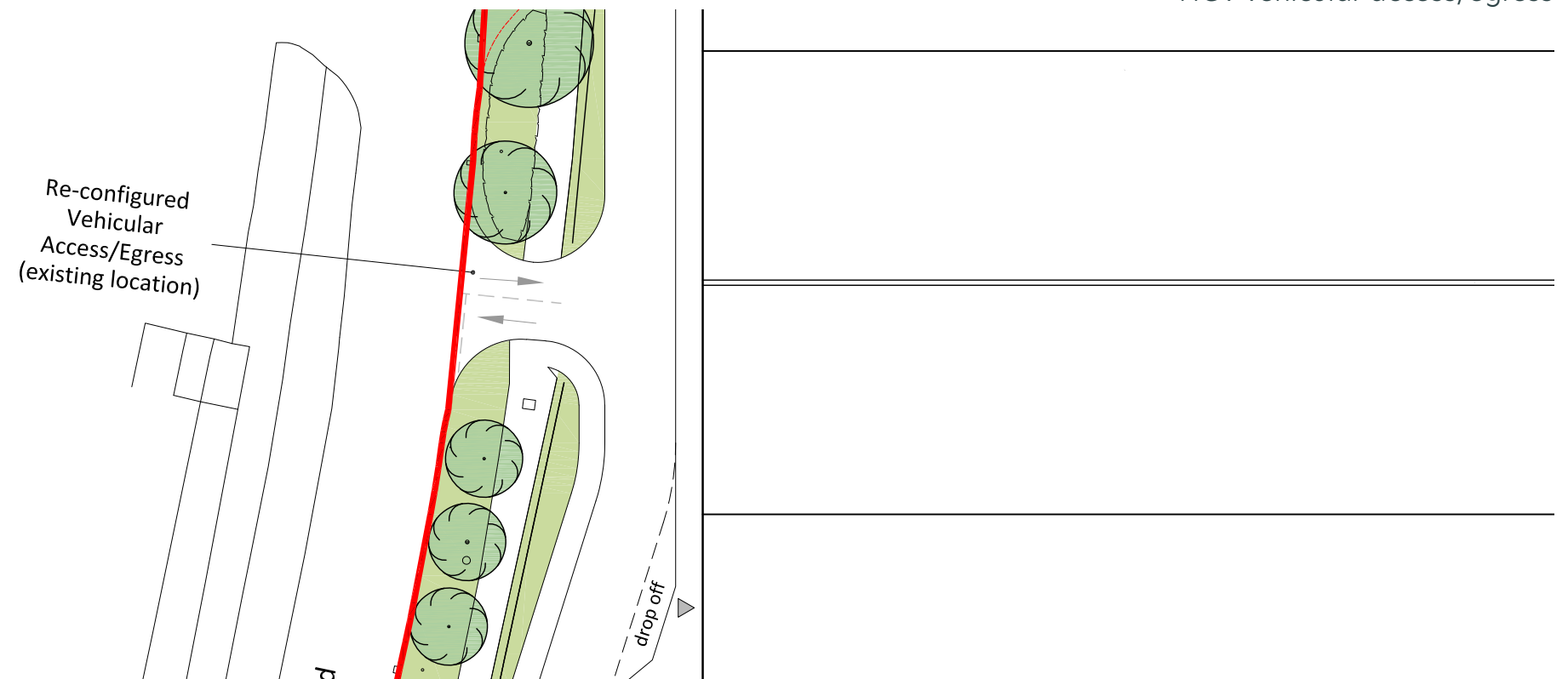
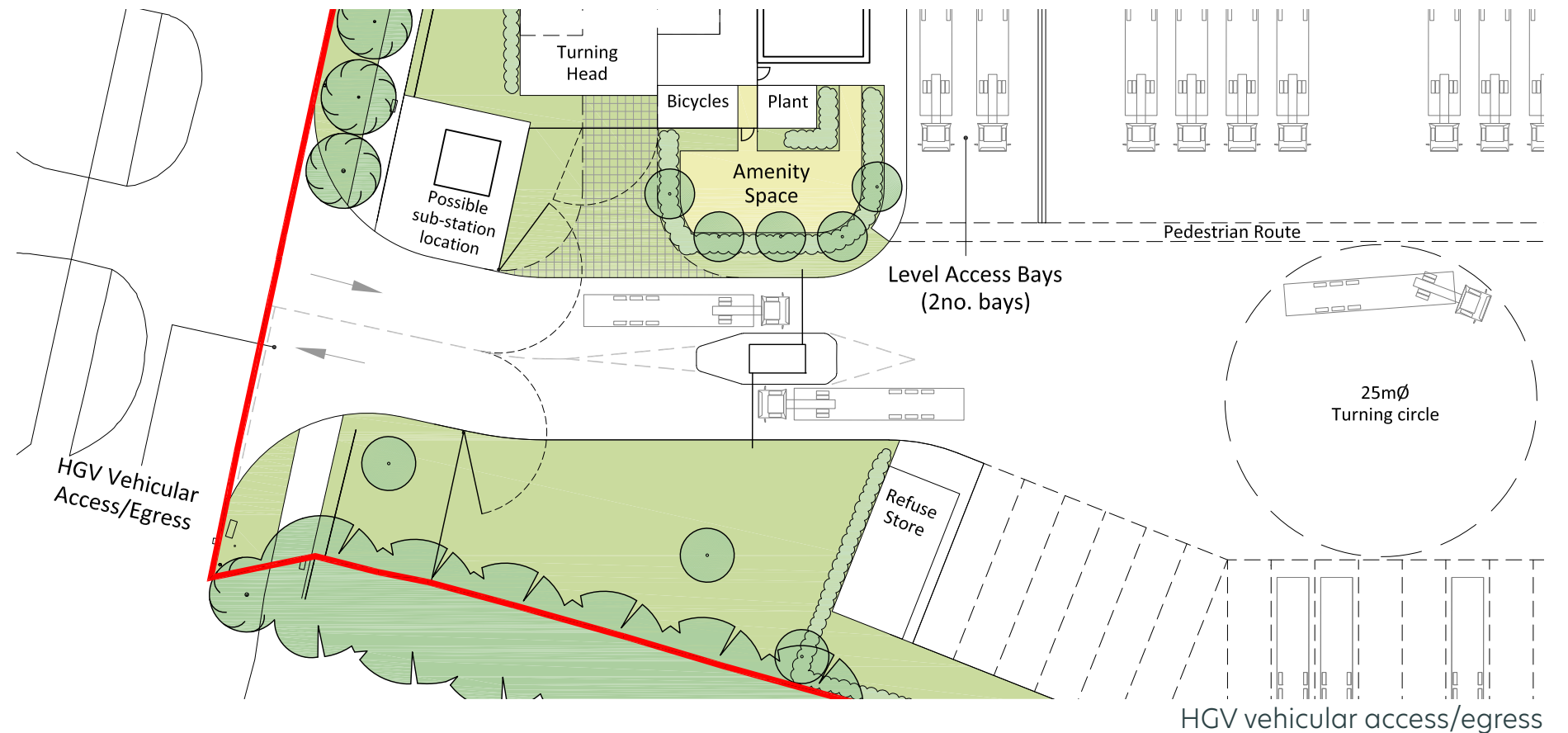
1. HGV Access / Egress. HGV access and egress is to be managed via a dedicated gatehouse and barrier-controlled entrance to ensure safe, efficient and controlled vehicle movements at all times. The proposed system will be designed to allow on-site staff to monitor arrivals and departures, with the option for remote operation from the transport office to maintain operational flexibility. This controlled access arrangement ensures that only authorised vehicles enter the service yard, supporting both security and the smooth functioning of logistics activities.

2. Visitor and Staff Car Parking. Visitor and staff parking is provided within clearly defined areas separated from the HGV service yard. Visitor spaces are provided adjacent to the main entrance and staff parking is provided to the northwest of the site, access to the staff car park is controlled by a security gate which is kept open during office operational hours. This ensures that only authorised personnel can enter this area. The access location along Wilson Road also maintains convenient pedestrian access for visitors.

For navigation purposes both vehicular entrances will be clearly legible on approach to the application site.

A dedicated pick-up, drop-off and short-stay waiting lay-by is positioned adjacent to the main entrance of the office element, allowing convenient access for visitors. Vehicles can depart safely in forward gear by utilising the turning head located at the end of the car park. In addition, the turning head also serves as the designated emergency access and egress point for fire and rescue appliances, ensuring that fire safety vehicles have unobstructed, direct access to the building in accordance with emergency response requirements.

The service yard has been designed to accommodate a 25m turning circle, enabling HGVs to enter, manoeuvre within, and leave the site safely in forward gear without the need for complex reversing movements.



Visitor/staff vehicular access/egress

5.5 Pedestrian Access

Pedestrian access to the building is provided entirely at grade, ensuring step-free entry for all staff and visitors.

All principal entrances are designed to be clearly identifiable, easily navigable, and fully accessible to individuals with mobility, sensory, or cognitive impairments.

Within the ground floor accommodation, there are no internal changes in floor level, allowing uninterrupted and safe pedestrian movement throughout the industrial building.

Access to all upper-storey office areas is provided via a suitably sized passenger lift, with each floor offering level circulation routes that support inclusive and barrier-free use.

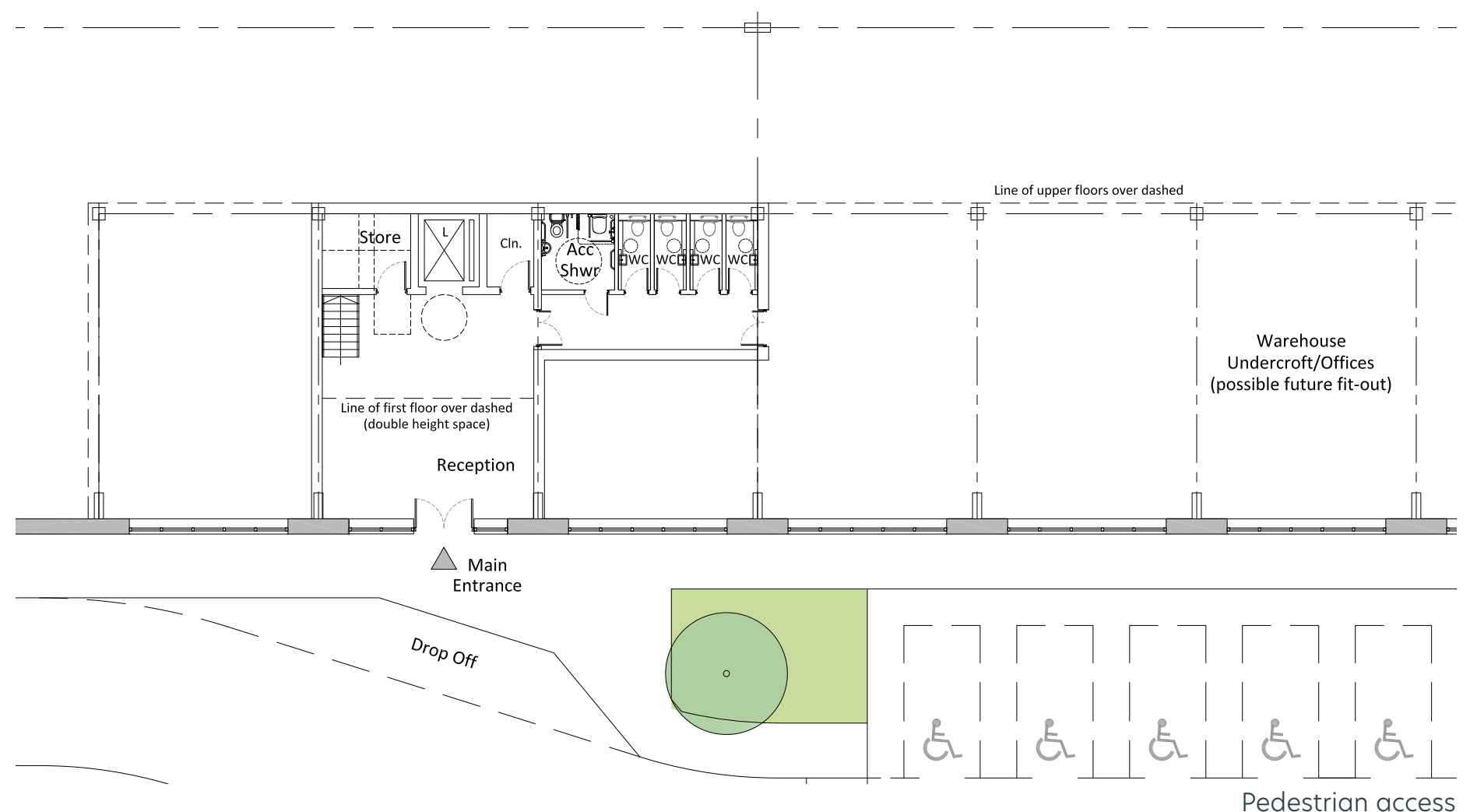
The overall design complies with the relevant Statutory Regulations and reflects best practice principles for accessible and inclusive pedestrian environments.

Access for the disabled has been considered as an integral element of the design process and will be central to the design process at all stages in the development and construction of the new building and its surrounding environs, as well as during its subsequent operation.

Detailed measures, such as services, introduction of wall colours, floor surfaces, height of door handles etc will be introduced specifically to meet the requirements of blind, deaf and ambulant disabled occupants and will be set out in a Building Regulations Application.

The building will be designed to be legible and easy to navigate and accessible to all users with mobility, hearing and visual impairments. This will be assisted through the lighting design and the use of signage and colour in the building.

All hand controls such as buttons, grab rails etc will be a size and shape sufficient to ensure maximum usability. All stair handrails and balustrades will be continuous and designed with all user groups in mind. Self closing doors will not exceed the recommended closing force at the leading edge. Fire exit doors will be provided with a one way push action not exceeding the recommended force.



6.0 Summary

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This Reserved Matters submission demonstrates Studio KMA's commitment to delivering a high-quality, sustainable and well-considered development that aligns with national and local design expectations.

The proposals have been shaped by the principles set out within the National Design Guide and the updated National Planning Practice Guidance, ensuring that the scheme responds positively to its context, supports a sense of place and community, and addresses the environmental responsibilities expected of modern industrial development.

The ten characteristics of good design have informed the evolution of the layout, the appearance of building, the movement framework, landscape strategy, and the long-term adaptability of the site.

The development promotes safe and inclusive access, supports efficient operation, and prioritises the wellbeing of future occupants and visitors through clear circulation routes, high-quality external spaces, and a robust approach to sustainability. Consideration has also been given to the need for a resilient, future-proof building that can adapt over time, in accordance with best-practice design principles.

This Design and Access Statement provides the framework necessary for assessing the Reserved Matters against the aspirations established at outline stage. The proposals maintain the design quality, intent and parameters previously approved, ensuring that the development remains coherent, functional and visually appropriate as it progresses towards delivery.

Studio KMA remain committed to working collaboratively with the local planning authority and relevant stakeholders to secure a development that contributes positively to the area and reflects the high standards expected for new industrial employment sites.



Studio KMA

Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL6 7PT

t: 01457 873163 e: info@studiokma.co.uk

w: studiokma.co.uk