

Access Statement Guidance

Model Statement for Major Proposal

Development of a neighbourhood community centre to include a multipurpose space for performance, crafts, sport and recreation

Context

The proposal is for a large community project that is funded through a number of partners. The site is currently on a derelict piece of land within an area of deprivation. The hope is that the centre will become a community focus and will meet the varied needs of the residents. In addition to the drop in and day care facilities, one of the main elements is a multi purpose indoor space that needs to serve the sporting, performance and educational needs of the potential users.

Introduction

This Statement has been produced by ABC Access Consultants We are registered on the National Register of Access Consultants (NRAC). We have been commissioned to work with the design team and have been involved in the initial client brief. This has ensured that inclusive design principles were established right at the outset.

The overall intention is to create a community focal point that will meet the diverse needs of the area and be valued by the area it serves. There is no comparable service in the area. The aim is to offer high quality facilities that assist in bringing together the diverse community and break down barriers.

The overall philosophy is to generate acceptance and understanding. Designing a facility that is inclusive is essential to achieving this goal in an area that is multi – cultural and is one of the more deprived areas of the district. Key to the scheme is the ability of everyone to be able to use it easily including;

- disabled people,
- carers, parents and toddlers,
- elderly people,
- young people

It must be a place that assists those wishing to break down language and cultural barriers.

This Statement should be read in conjunction with the drawings listed on the attached schedule.

Sources and Guidance

Advice has been sought from a number of sources: The applicant and their agents have worked closely with the Council prior to the planning submission.

Main design references used include:

- Council's Disability Design Standards
- Building Regulations Approved Document Part M (2004)
- British Standards BS8300, Access for Disabled People
- JMU Sign Design Guide
- "Building Sight", RNIB 1999.

In addition the DRC codes of practice and Guidance on Access Statements have been followed along with the Planning Code of Practice, DPTAC's Inclusive Projects and references contained on their Knowledge Map.

Consultation

The project board have carried out extensive consultation with the local community by way of:

- The delivery of a questionnaire to local houses,
- An open day at the local library and
- Presentations at the local neighbourhood forum.

In addition, the architect has had a pre-planning meeting with Council's Access Officer and Torbay Disability Access Group which has resulted in a number of revisions to the original plans.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
<p>Car parking</p> <p>20 spaces provided on site in addition there is scope to provide additional parking on street. Council policy is 5% dedicated to blue badge users. 4 of 20 marked out to disabled standard one of which is suitable for minibus to park.</p>	<p>Planning, Building Regulations and DDA</p>	<p>Planning</p>
<p>Public Transport</p> <p>A) Bus stop: Talks with Council continuing to relocate bus stop currently 50m away outside residential property to outside west entrance. Programmed for next financial year as part of Transport programme commitments.</p> <p>B) Drop off area within site close to accessible approach in cp area</p>	<p>A) Planning and Highways- Local Transport Plan</p> <p>B) Planning</p>	<p>A) Planning</p> <p>B) Planning</p>

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<p>Pedestrian Approach</p> <p>A) Two main pedestrian approaches from west and east. Accessible approach to entrance to west which is level (having altered original scheme to deal with difference in levels. Approach from east is elevated and accessed via two flights of steps built to ambulant standard giving access to foot path running around building. Curtilage makes it impossible to create route accessible to wheelchair users, All visitors directed to west entrance either from car park or main road.</p> <p>B) External lighting along all access routes designed to Part 3 BS5489 to take ensure good access and reduce crime risk and follows DfT Guidance on Inclusive Mobility</p>	<p>A) Planning and Building Regulations</p> <p>B) Planning/Highways</p>	<p>A) Planning</p> <p>B) Planning</p>
<p>Routes to entrance</p> <p>Main entrance well signposted in line with JMU sign design guide.</p> <p>Entrance highlighted by a canopy and coloured area of render.</p>	<p>Planning and Building Regulations</p>	<p>Planning</p>
<p>Entrance</p> <p>A) Lightweight cantilevered canopy building announces presence from Arcadia St.</p> <p>B) Landscaping to west entrance will be treated as entrance plaza increasing scheme's contribution to the public realm and helping integration.</p> <p>C) Entrance lobby created with automatic doors leading to reception.</p> <p>D) Outer doors controlled by push button.</p> <p>E) Steel door/glass construction with logo on top panels to provide manifestation with Centre logo</p>	<p>Planning and Building Regulations</p>	<p>A – D :Planning</p> <p>E –F Building Regulations</p>

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<p>F) Floor matting chosen to allow smooth transition whilst reducing risk of slipping and keeping entrance clean</p>		
<p>Reception</p> <p>A) Low desk (polished wood top) proposed in full view of main entrance</p> <p>B) Induction loop pad installed</p> <p>C) Floor surface: vinyl tiled “flight path” to desk with tough wearing carpet tiles in surrounding area</p> <p>D) Waiting area: to have a small range of seats and colour contrasted with floor and walls</p> <p>E) Lighting designed to avoid shadows and silhouette</p>	<p>Building Regulations & DDA</p>	<p>Building Regulations and management</p>
<p>Movement within building</p> <p>A) On entry, visitors enter into a double height, light filled linear space and are immediately aware of the multi purpose hall beyond. Reception lies opposite the entrance lobby and waiting area is immediately visible. Visitors are either directed to the main hall, crèche or main teaching/meeting rooms on either floor.</p> <p>B) Space is provided for a variety seating set in recesses along the internal “street” that will be decorated with commissioned art work from the community which will have the added benefit of assisting in wayfinding.</p> <p>C) The area is well lit through a combination of natural lighting and supplemented with clear lighting to develop full spectrum lighting</p> <p>D) Corridor width to be min 2.5 m wide and to include tonal contrasting handrails between door openings</p>	<p>A) Building Regulations and Health and Safety</p> <p>B) Building Regulations and DDA</p> <p>C) Building Regulations and DDA</p> <p>D) Building Regulations</p>	<p>A) Building Regulations, management</p> <p>B) Building Regulations and management</p> <p>C) Building Regulations and management</p> <p>D) Building Regulations</p>

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<p>E) Colour scheme chosen throughout to assist with wayfinding and in line with “Building Sight” principles</p> <p>F) All doors on corridor and giving access to rooms and spaces will be fully compliant Council’s Disability Design Guidance</p>	<p>E) DDA</p> <p>F) Building Regulations</p>	<p>E) Management</p> <p>F) Building Regulations</p>
<p>Signwork</p> <p>Signing strategy will be devised to assist in wayfinding. Intention is to supplement signs with non-written information to assist people who have cognitive impairments</p>	<p>Building Regulations & DDA</p>	<p>Building Regulations and management</p>
<p>Vertical Circulation</p> <p>A) Passenger lift to provide access to both main floors and mezzanine café, sports hall viewing area. Car dimensions and fit out to be fully compliant with guidance in Council’s Disability Design Guidance supplemented by AD Part M (2004).</p> <p>B) Internal stairs to be designed to AD Part M Section 3.51</p> <p>C) Space created in lobby away from main travel to assist in staged evacuation</p>	<p>Building Regulations and Licensing</p>	<p>Building Regulations</p>
<p>Wayfinding</p> <p>Legibility is key aim of the scheme. The scheme has simple internal circulation. The concept of the internal street and simple signing and art strategy will assist in making the building easy to circulate. Out of hours access and access for the community to the main hall, kitchen and WC’s would allow the scheme to act as stand alone secure hire venue. The provision of a lockable door between office and IT suite provides flexibility with minimal staffing implications</p>	<p>Building Regulations and Licensing</p>	<p>Building Regulations and Licensing</p>

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<p>Toilet facilities</p> <p>Male female and unisex accessible WC's on both main levels. In addition an accessible WC is proposed on the mezzanine level. These to be laid out to BS8300 standards.</p> <p>In addition, the male and female changing rooms for the multi use hall will each have an accessible WC in line with AD Part M. Further more it is intended to annex this with a hygiene room fully equipped with changing bench, electronic hoist and peninsula layout WC and shower facility thus enabling clients from the nearby day centre to take full advantage of the facilities and improve integration.</p>	<p>Building Regulations and Licensing</p>	<p>Building Regulations initially and Licensing</p>
<p>Features</p> <ul style="list-style-type: none"> ■ Main hall served by changing rooms and with accompanying viewing area. Sprung floor suitable for sport, dancing, performance and entertainment. ■ Features include: floor marked out and designed for variety of sports (including goal ball). ■ Recessed bar area locked when not in use. ■ Sound enhancement system to be fitted in hall (to be decided whether this will be infra red of induction loop after further consultation with community board and local Resource Centre for Deaf People). ■ Lighting designed to be a versatile as possible. ■ Creche: designed to be accessible and suitable for disabled children (under five). Features, layout and equipment designed to meet needs SEN and SENDA requirements. 	<p>Building Regulations and Licensing</p> <p>DDA & Sport England Requirement</p> <p>Building Regulations and Licensing</p> <p>Building Regulations and Licensing</p> <p>SENDA and LEA requirement</p>	<p>Licensing</p> <p>Management</p> <p>Licensing & management</p> <p>Building Regulations/licensing</p>

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<ul style="list-style-type: none"> ■ External Playground: to include soft rubber surface, and equipment will be purchased to be both challenging, safe and inclusive to promote independent living ■ Learning rooms: Modular system of tables and chairs will be chosen to maximise flexibility and circulation. Two larger training rooms to be fitted out with loops. Portable personal listeners to be acquired to supplement the system and will be booked out via reception. 	<p>SEN framework, Sport England Requirement</p> <p>DDA/Health and Safety</p>	<p>Through negotiations with LEA</p> <p>Through LEA</p> <p>Management</p>
<p>Mezzanine Café Area designed with loose covers. 1.2 m safety glass balcony with clear manifestations offering view to sports hall. DJ podium/lighting rig in corner with adequate circulation space. Induction loop pad at café bar area with low bar area</p>	<p>Building Regulations, Licensing and DDA</p>	<p>Building Regulations and Licensing application</p>
<p>Materials</p> <p>A) External paving and hard landscaping to be submitted at planning stage and to comply with Council's Disability Design Guidance, DfT Guidance on Inclusive Mobility.</p> <p>B) Internal floor materials and wall finishes to be drafted in schedule together with maintenance details and submitted for consideration by BC surveyor and local access group</p>	<p>A) Planning/Highways</p> <p>B) Building Regs/Health & Safety and DDA</p>	<p>A) Planning</p> <p>B) Building Control and licensing</p>
<p>Means of Escape All features and materials to comply with Part B of Building Regulations. The lift will be designed and fitted out to be used in the event of fire as an evacuation lift under building management supervision. In addition, a management plan will be submitted for consideration for the evacuation of people using the centre including the preparation of a Personal Egress Emergency Plan.</p>	<p>Building Regulations (Fire) and Licensing</p>	<p>Building Regulations</p>

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<p>Training All staff to be trained in disability equality by local trainer</p>	DDA	Management
<p>Other areas All rooms including kitchen, training rooms, counselling/quiet room/ crèche/refectory to be designed to BS8300 standard or better.</p>	Building Regulations	Building Regulations

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