

Design and Access Strategy (Inception to Completion)

Inclusive design places people at the heart of the design process and acknowledges human diversity and difference. It offers choice where a single design solution cannot accommodate everyone's needs and provides for flexibility in use. Above all inclusive design is about the provision of buildings and environments that are safe, convenient, equitable and enjoyable to use by everyone, regardless of their age, ability or gender.

This Access Strategy should be submitted as part of the Planning and Building Regulation Application. The completed document is to be included in the building users/occupiers manual.

Essential information in this document should be repeated on the plans to ensure that contractors adopt the inclusive design principles you have detailed in this statement.

Site	Sir George Staunton Country Park	TMS Code	P11360
Project Name	A Regency Landscape Revealed		
Project Officer	Simon Alford		
Consultation (Planning/Stage D)	Shona Forsyth	Date	10/02/17
Consultation (Building Control/Stage F)	Shona Forsyth	Date	9/10/18
Consultation (Final Design/Stage J/K):	ACCESS OFFICER TO SIGN	Date	
Revision dates:			

1) Project summary

Summarise the project regarding the access for disabled people and inclusive design principles.

Staunton Country Park is situated in the Borough of Havant, just north of Portsmouth and to the east of the A3. The Country Park is bounded by residential housing, private farmland, forestry commission land, the B2149 and Middle Park Way. The Country Park generally consists of ancient woodland, a landscape parkland, a lake, a series of heritage buildings and structures, a visitor attraction farm, a series of connecting walkways / footpaths, a playground, a series of gardens for growing plants and food and car parking facilities. This appraisal deals with the accessibility for disabled people to the existing country park and provides a proposal to increase the accessibility for disabled visitors to the area of the country park which will include new refreshment facilities, toilets, interpretation and improved access routes.

2) Sources of advice and consultation

Planning Officers, Conservation Officers, Access Officers, historic buildings advisors, highways department.

Evidence of consultation with existing/planned building users.

The extent of input from local Access Groups or local organisations reflecting the views of disabled people.

Please confirm that an equality impact assessment has been carried out in relation to this project and any equality issues identified have been included in the project design.

The design for the 2017 application was developed through consultation with Planning Officer, Conservation Officer, Historic England, HCC Access Officer and Building Control Officers. An access workshop was held in November 2017 with members of the Gosport Access Group and Disability Forum which involved looking around the existing historic buildings and landscape. The feedback gathered during this exercise has been used to develop the project proposals. An equality impact assessment has been carried out and no issues requiring attention were identified.

3) Design standards and guidance -	
X	Approved Document M
X	BS8300 (2009)
	BB102 designing for disabled children and children with special educational needs (DFES website)
	BT Countryside for all
X	English Heritage easy access to historic buildings/landscapes http://www.english-heritage.org.uk/publications/easy-access-to-historic-buildings/
	Other, please detail below:
4) Pedestrians & cyclists travelling to the site	
Describe the accessibility/safety of the journey to the site for pedestrians and cyclists in the local area. What reasonable measures are included within the design to improve this (include people using mobility scooters/ wheelchairs, parents with pushchairs, cycle storage) Critical issues: path widths, surface materials, gradients, dropped kerbs, tactile paving, lighting, safe crossing routes, seating) May need to reference back to Green Travel Plan	
The Country Park is located in an area bordering on to two housing estates and it is located approximately 1 mile from Havant town centre. Footpaths connecting with the asphalt pavements lead right up to the farm entrance and Leigh Park Gardens- note paths within the site are hoggin type material. Paths outside the site are constructed to highways standard details in asphalt and there is street lighting connecting back to the surrounding area. The development proposals are located within Leigh Park Gardens to the North side of Middle Park Way. It is already operational and accessed on foot and cycles by the public from a number of entrances connecting with surrounding rights of way. Members of the public cross Middle Park way to move between the Farm on the South side to the Park Gardens to the North. Previous approved proposals include amended enhancements to the crossing on this main road whereby it will straighten the approach to better match the desire line from North to South.	
5) Public Transport	
Describe the distances and accessibility of routes from bus stops and other major public transport modes to site (consider regularity of public transport services, low-floor buses etc pedestrian routes as (4)) May need to reference back to Green Travel Plan	
The railway station is approximately 1.2 miles away. There are regular bus links that drop people off on the B2149 and on Middle Park Way both of which are in close proximity to access points to the park.	
6) Vehicle approach & parking	
What approach has been taken to parking on site; for staff, visitors etc? Type of gate? If electrical is there audio/visual warning? Describe controls? How many designated parking bays provided for disabled persons. Size of bays? What are the travel distances from these to relevant entrances? How is vehicular traffic versus pedestrian movement managed? Have dropped kerbs been provided? Are there drop-off zones for cars/taxis/mini-buses?	
Visitors travelling by vehicle currently approach from Middle Park Way. There are a number of brown 'attractions' signs that lead visitor by car from the A3 and B2149. The existing main car park is located on the opposite side of the main road by Staunton farm. There are 3 accessible parking spaces available on a tarmac area within a loose grave car park. There is a considerable distance to travel, including the main road to cross, in order to get to the country park. As part of the 2017 proposals a second large car park is to be created within the Leigh Park Gardens site.	

7) Pedestrian approach to the site
Have catchment areas, different approach routes, gradients, barriers, dropped kerbs, signage etc been considered?
Existing site with no changes proposed. Refer to section 4 for more details.
8) Pedestrian routes within the site
What measures are included within the design to provide safe, independent and dignified access for people with mobility, sensory impairment? Describe widths of paths, passing places, gradients, dropped kerbs and materials used, lighting, seating, signage. Where hazards such as the swing of doors project onto access routes are unavoidable then barrier protection should be provided.
An extensive network of paths surfaced in hoggin type material exists. Included within the 2017 application, the existing paths will be resurfaced in well prepared hoggin material and new paths will be constructed to provide alternative routes which will be at lower gradients than the existing paths in key locations. Paths are generally 2.5m wide or 4m wide providing good opportunities for passing places for groups. No kerbs exist to form barriers.
Clear guidance on the levels of difficulty for the trails around the park will be essential both in the physical guidance provided and by word of mouth from the visitors centre staff/volunteers.
Existing seating is limited but new benches are to be added around the site in key locations such as the visitor centre and the Mansion Terrace.
No lighting is proposed (bats are a limitation).
An extensive series of wayfinding signs are being installed and new trail leaflets are being produced. These will be reviewed by HCC's Access Officer.
The pedestrian route between the two sites will be resurfaced, levelled and widened.
9) External steps and ramps
Steps: Detail the use of tactile paving (corduroy), step nosing, handrails and rise and going. Ramps: Detail the use of colour contrast between ramp surface and level landings, gradients, handrails. Note: when providing ramped access, complimentary steps are beneficial.
All covered by previous application and works
10) Landscaping features
External steps to play areas: detail the use of step nosings, handrails, tactile paving, seating, Type of surface, planting, fencing & play areas.
See above section 9.
11) Main entrances to buildings
Are entrances step-free (level access), if stepped what are the alternative entrances/routes in? Type of door (minimum clear opening width 1000mm). Door weight (Max 20 Newtons) if this cannot be achieved it should be powered? Thresholds; if unavoidable max height is 15mm. Is a canopy provided over the entrance? Automatic door control options? Barrier matting? Manifestation? Visual contrast?
 Hampshire for this application County Council
12) Security & entry phone systems

Ensure these are accessible to deaf and hard of hearing people and people who cannot speak. Height of control should be easily reached by all. Should be clearly visible to all. Position should be 1400mm clear of leading edge of door.
N/A for this application.
13) External doors
Provide details of door weights, clear opening through single leaf, automatic door control options, manifestation of glass, door handles, barrier protection. Thresholds as (11). Detail of vision panels.
N/A for this application
14) Lobbies & lobby doors
Detail dimensions of lobby and door details, also barrier matting, lighting/glare.
N/A for this application
15) Ironmongery
Height and style of door furniture, lever handles, colour contrast, pull handles (15 point LRV difference)
N/A for this application
16) Reception Area
Heights and layouts of counters. Staff & visitor access. Knee space. Induction loops, seating arrangements.
N/A for this application
17) Additional spaces i.e. office, kitchen, meeting rooms, prayer rooms etc.
Consider furniture types, chairs, work tops heights, induction loops, colour contrast, rise and fall equipment. Consider hand and feet washing facilities for prayer rooms.
N/A for this application
18) Horizontal circulation
Circulation routes around building; corridor widths (pinch points); fire doors; 300mm to leading edge of manual doors, corridor doors – widths and weight.
Refer to item 8 above.
19) Internal ramps & steps
How are changes in level on circulation routes and into unique facilities dealt with? Internal ramp surface should contrast visually with level landings. Step nosings should be highlighted. Provision of handrail (if more than 2 steps)?
N/A for this application
20) Vertical circulation (inc lifts)
Lifts & stairs: handrails, contrasting nosings, rise & going. Any unique facilities not wheelchair accessible? Is there a lift, is it accessible? What size is the lift? Where are call buttons located? Have you considered alternative means of escape for wheelchair users? (see section 24 - Egress)
N/A for this application.
21) Standard wc's
Provision for ambulant disabled people, larger cubicle, urinal heights, lever taps, colour contrast, door furniture. If the building is extended/altered with WC provision please provide an explanation if it is not to include ambulant cubicles.
N/A for this application

22) Accessible wc's
Overall provision & location. Please detail dimension of space, layouts, colour contrast, emergency alarms and door furniture. Specialist areas, eg Hygiene Rooms, therapy rooms. If the building is extended/alterd with WC provision please provide an explanation if it is not to include a fully accessible toilet. Please note: wheelchair accessible toilets should not be used for baby changing and should be provided in a separate room for all to use. Consider the need for RADAR locks as this will restrict the use of the facility for those who do not have a RADAR key.
N/A for this application
23) Changing place facility
BS:8300 2009 introduced a recommendation for changing place facilities. A changing place facility is a combined toilet, shower and changing room for use of people with complex and multiple disabilities that require the help of 2 assistants. The space needs to be fitted with a fixed track hoist system. Any larger building where the public have access such as major transport terminals, motorway services, sport and leisure facilities, hotels, museums, concert halls, art galleries, stadiums, shopping centres, key buildings within town centres, education establishments and hospitals are all suitable sites. These facilities are not to replace accessible toilets but to be provided in addition. For more info http://www.changing-places.org/
N/A for this application.
24) Egress
Means of escape from upper floors; refuge areas, evac lifts; evacuation chairs, audio visual alarm systems, communication systems. Management procedures/staff training. Exits from ground floor. Emergency exits – explain & detail emergency door release furniture i.e. push bar, thumb turn etc do these visually contrast with door background? (Min 15 points LRV contrast)
N/A for this application
25) Acoustics
Induction loops, soundfield systems, PA's, infra-red, passive acoustic treatment. Reverberation in teaching spaces. Sound absorption in corridors, entrance halls and stairwells. (Please refer to BB93 – Acoustic Design of Schools).
N/A for this application
26) Signage
Follow Sign Design Guide as best practice document. Distinguish between information signs and directional signs. Entrance signage: there needs to be 70 point difference between lettering and board background and 70 point difference between board against wall or surrounding area (BS 8300 2009)
The 2017 application includes for a full wayfinding and information signage installation is proposed and in design development. This will be reviewed in detail with the HCC Access Officer.
27) Colour contrast
Door furniture – LRV difference 15 points Wall to floor LRV difference 30 points Skirting to wall same LRV

Door and architrave different LRV to wall
Signage – Letters to sign & sign to back ground LRV difference 70 points
Light switches
Please ensure this information is detailed on plans.

N/A for this application

28) Local management issues

Building elements needing regular maintenance: e.g. transfer space in wc's, overhead door closers. Are there specific procedures for means of escape: from upper floors, use of portable induction loops, alternative entrances, marking of accessible bays, high level reception desks.

The following needs to be maintained by the country park management:
Signage to accessible parking bays.
Paths to be maintained to avoid uneven surfaces recurring.

It is important that this document is completed in conjunction with the Access Team.

A final copy should be sent to the Access Team on submission to Building Control.

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