

Planning application – Design, Access & Supporting Statement

Property name Hayling College

**The Hayling College
Church Road
Hayling Island
Hampshire
PO11 0NU**



Works: SCOLA Recladding of DT block

Existing Building and Site

The existing building is a secondary school. The site is adjoined by residential properties. The DT Block is a single storey steel frame SCOLA building with infill Asbestos and aluminium cladding and a asphalt flat roof.

Brief

The proposed works is re-clad and re-roof the existing building whilst undertaking a refurbishment of the interior design technology classrooms.

Design Principles

The proposed re-cladding will consist of wrapping the existing masonry building with insulation with a brick slip (Gebrick system) and structural through colour render system. See enclosed photo's showing FE71-40 'Terra Antique Mana' brick slip against adjacent building and SCOLA block that is to be reclad. It is not intended to match the brown Sussex stock brick that is extensively used throughout the site, but to compliment the different brown bricks used on the site. The building will have new powder coated aluminium windows and doors. The existing asphalt flat roof is to be overlaid with new insulation and bitumen felt covering and the height of the building will increase because of this by circa 150mm. See elevations for height increase.

Design Solutions

It was agreed with the Access Consultants that the external doors would be light grey to contrast with the dark grey frames.

Access and Inclusion Principles

Please see access statement attached.

Buildings & Plant/ Servicing

There is no proposed extension to the existing building however there are minor internal layout changes. It is proposed that the existing connections on the roof are utilised and the rainwater remain connected to the school's existing rainwater system.

Highways

It is estimated that the number of lorry movements per day will be 6. The existing access to the school site via Church Road will be used. The site compound will be situated in the school's car park, which is reached by the access gate. There is adequate turning space on site for lorries to exit the site in a forward gear. A fully articulated HGV has pulled up into the main car park in the recent past within the existing car park configuration, although this had to reverse out of the carpark. There are no proposed ground works. The absence of a muddy site will reduce the risk of materials being deposited on the highway.

Environmental Protection

The proposed hours of operations are Monday to Friday 8.00am to 6.00pm. The nearest dwelling is approximately 33m from the proposed development. It is not anticipated that any contamination of the soils or subsoil will occur during the works.

Landscape Design

No change is proposed to the existing landscaping.

Ecology/Biodiversity

Please see attached statement from HCC Ecology department.

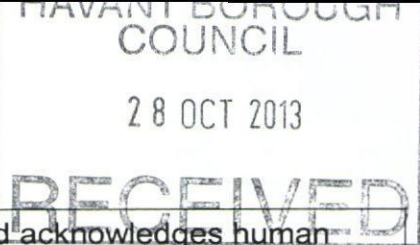
Sustainability

The scheme will reduce the carbon footprint of the existing building.

Archaeology

This proposal is not thought to affect any of the following: a listed building, a scheduled ancient monument, battlefield, historic garden, known archaeology site, or conservation area. This is due to the nature of the works not requiring excavation.

Design and Access Strategy (from 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:	Hayling College	TMS Code:	P10302
Project Name:	DT Refurbishment, reclad & Re-roof		
Project Officer:	Peter Moore		
Consultation (Planning): Access Officer:	Kim Walsgrove	Date	17/10/13
Consultation (Building Control): Access Officer:	NOT YET COMPLETED	Date	
Consultation (Detailed Design): Access Officer:	NOT YET COMPLETED	Date	
Revision dates:			

1) Project summary

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

Replacement of all exterior Scola Mk 2 elevations of the school with a new insulated cladding system including new windows and doors.
Replacement of roof coverings
Access improvements include:
Increased door widths
Level or near level thresholds to all new doors
Improved colour contrast to door entrances

VALID APPLICATION

22 OCT 2013

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.

Access officer - Kim Walsgrove.

3) Design standards and guidance -

Y Approved Document M

BS8300 (2009)

y	BB102 designing for disabled children and children with special educational needs (DFES website)
	BT Countryside for all
	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

No change to existing.

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

No change to existing.

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?

No change to existing.

7) Pedestrian approach to the site

Have catchment areas, different approach routes, gradients, barriers, dropped kerbs, signage etc been considered?

No change to existing.

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.

No change to existing.

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.

Level egress to be created at new door openings, all ramps will meet the minimum requirements of AD M. details are to be confirmed and will be agreed with the access officer and building control.

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.
No change to existing.
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 30 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?
Main entrance to this block is to have a pair of door with unequal leaves. The main leaf giving a clear width of 1000mm and a maximum opening force 30N. New door handles with cranked D pull handles, in a contrasting colour to the door, and will be at least 300mm long with the bottom fitted at 1000mm from FFL.
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.
No change to existing.
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.
New external doors generally to provide a min clear opening width of 800 mm and a maximum opening force 30N . Level thresholds (no greater than 25mm) will be provided. New door handles with cranked D pull handles, in a contrasting colour to the door, and will be at least 300mm long with the bottom fitted at 1000mm from FFL. Doors glazed above and below the midrail
14) Lobbies & lobby doors
Detail dimensions of lobby and door details, also barrier matting, lighting/glare.
New entrance lobby area to be in excess of 1570mm long between the swing of open doors, new non directional barrier matting to be fitted to existing mat well and levels made up to the level of the existing floor.
15) Ironmongery
Height and style of door furniture, lever handles, colour contrast, pull handles (15 point LRV difference)
Height of ironmongery is to comply with BS8300. Extended "cranked D" handles. Panic Bars, Assa 1520 Escape latch Hook locks with thumb turn, thumb turns will be of a style suitable for use by people with limited dexterity.
16) Reception Area
Heights and layouts of counters. Staff & visitor access. Knee space. Induction loops, seating arrangements.
Not applicable to this project.
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.
Within both the heavy and the light manufacture room there will rise and fall workstations, rise and fall equipment, and a rise and fall unit will also be added to the IT resource room.

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.
No changes proposed under this scheme
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)?
No changes proposed under this scheme
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 the call buttons located? Have you considered alternative means of escape for wheelchair users? (see section 24 - Egress)
No change to existing.
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.
No changes proposed under this scheme
22) Accessible wc's
Overall provision & location. Please detail dimension of space, layouts, colour contrast, emergency alarms, door furniture. Specialist areas, eg Hygiene Rooms, therapy rooms. If the building is extended/altered 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.
No changes proposed under this scheme
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 who 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/
A Hygiene Room already exists at the school.
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)
Most of the ground floor external doors have a stepped approach and generally the steps will remain, however new doors will have level thresholds and level or ramped egress.
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).

New extension to comply with BB93 with regards to the use of acoustic partitions for the two group rooms and 'Armstrong Dune DB' suspended ceiling tiles.

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)

No toilets within the block.

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.

Door furniture and door – LRV difference 15 points

If it is not possible to achieve colour contrast on the external door frames and surrounding cladding due to the construction of the cladding then the door and the frame/cladding will contrast by 30 points LRV. Internal door frames and architraves will contrast by 30 points LRV with the wall colour, and floor will contrast with the walls,

Colours to be confirmed and agreed with Access Officer and Building Control.

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.

Existing canopy post 1600mm from new doors will be painted to highlight and identify it in front of the extension. Existing doors will have a single step as existing; this situation will need to be managed by the school and a PEEP put in place for students, staff and visitors who cannot manage this change in level.

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.

accessteam@hants.gov.uk