

Planning Application: Design and Access Statement

Proposed New Children's Home

Barncroft,
Park Lane,
Havant – PO9 3HQ
Latitude: 50.861048 / Longitude: - 0.99978805



Generic Children's Home



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1.0 Description of the Proposals

Proposed new build Children's Home with associated parking and gardens for a family of 4 No. children and 2 No. live-in staff/carers.

The proposed six bedroom dwelling at Park Lane Havant is to provide provision for children to be relocated from Godbey House, Hayling Island. Occupy a vacant site which was formerly part of the adjacent Barncroft school site the proposed development shall include the creation of separate vehicular and pedestrian entrances and the adaptation/provision of services infrastructure.

Strategic Brief

The overall strategy proposes to construct six new 'Family Unit' sized Children's Homes to replace existing larger homes across the county of Hampshire. This application relates to the second phase comprising three new homes, one of which is in the district of Winchester and for which this report relates. All proposed sites are located within established residential areas.

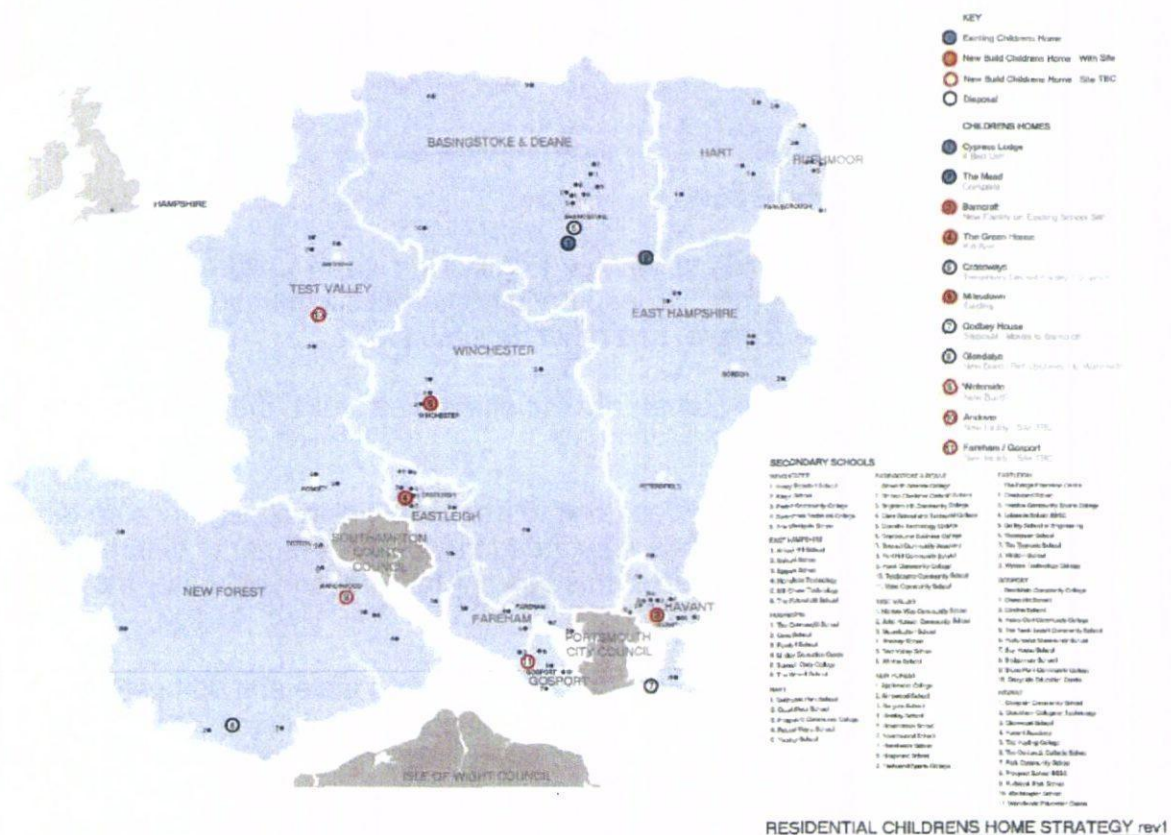


Fig 1: Hampshire county map showing locations of existing and proposed children's home.

The selected sites are served by existing mains services and drainage infrastructure. Additionally the proposed sites are well located with regards to local schools and transport links, and are therefore considered suitable environments for children's homes.

The existing estate of Children's Homes across the county were reviewed and analysed during the feasibility stage. The majority of existing homes are generally in large older properties with the exception of Milesdown and The Green House which were purpose designed in the late 1990's to suit a larger cohort. The existing buildings are generally considered to be inappropriate in scale and consequently institutional in character. This said, one particular home 'Cypress Lodge' in Basingstoke stood out in the study as the most successful home environment primarily due to its smaller size and its 'homely' feel. Consequently this has been used as a benchmark for the current proposals in terms of general layout and scale.



Fig 2: Benchmark home: Cypress Lodge, Basingstoke.

These proposals are to provide three new 'Family Unit' sized Children's Homes in each phase to replace existing larger homes. Each home will accommodate four children, two residential managers (carers) and other daytime staff.

Welcoming, safe, secure and homely are the characters which the design proposal has been geared towards to.

The children's homes have been designed to be traditional in appearance so that both their form and selection of materials respond to the local character of different site locations and to that which children of this age are familiar, consequently they would perceive it as being home.

The interior spaces within the homes will be light, comfortable and domestic in character with an emphasis on providing a familiar and recognisable place as 'home'. Where relevant, finishes and furniture to individual rooms shall be carefully selected (specified) in order to create a sense of ownership.

The wider potential benefits and opportunities include:

- Purpose designed 'family' sized accommodation to suit a smaller cohort of four children + two live-in staff/carers;
- Provision of a traditional and familiar 'home' environment;

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- A compact and energy efficient building that will reduce both energy and maintenance costs;
- A flexible layout of bedroom and en-suite accommodation for children and adults that is able to respond to users' needs;
- Better integration and presence of the 'home' within the community context;
- Improved siting and location of the home to provide the children with a sense of privacy, security and ownership;
- A 'generic' layout and form that is traditional in character and able to respond to both urban and suburban contexts, as well as different environmental conditions.

Below a 'Statement of Need' highlights the impact of the physical environment on children in care and the need to downsize the provision to that of a traditional 'family home'.

Statement of Need

The objectives and philosophy for the Children's Home programme and strategy are summarised in the following statement by Hampshire County Councils Children Services.

The physical environment in which a child lives, its standard, up keep and comfort has a direct influence on the perceived value of 'self' a child has. A number of our current children's homes were commissioned at a time when the ethos and approach to residential care was different. This included the accommodating of large numbers of children within cumbersome and institutional buildings, often away from the community. Additionally, the up keep and buildings management of these homes is challenging as the structures are not robust enough for the rough treatment and heavy use created by the occupants. The furniture and basic commodities have also often been supplied through centralised suppliers and adding to the institutional feel of these homes. It is for these key reasons that such children's homes are now viewed as being no longer fit for purpose.

The experience in Hampshire is that the Cypress Lodge model is most effective. The smaller group size lends itself to a more 'homely' feel, allowing the physical environment to feel less institutionalized, as well as allowing flexibility of regime to meet the needs of individuals within a smaller group of young people.

Hampshire's experience is also that our smaller home (Cypress Lodge) tends to carry fewer vacancies because the dynamics of the group mix can be more carefully matched and managed. This contrasts with our larger homes which tend to carry more vacancies due to the need to balance the needs of a larger number of young people and to manage the group mix. This proves more expensive as the running costs remain that of a larger home, despite only accommodating a smaller number of children.

Cypress Lodge currently is the most effective home providing both the highest quality and stability of childcare for young people, all whilst operating within budget. The property is refurbished to a high standard and has all the expected emotional elements of a family home. The quality of finish is robust enough to deal with the high volume of traffic and sometimes rough treatment but is homely and comfortable enough at the

same time. In turn the building and its internal environment is respected and valued by all who live and work there.

Existing Site

The proposed location for the new 'Family Unit' sized Children's Home facility in Havant is on Park Lane, PO9 3HQ.

The site which was formerly part of the adjacent school playing field is vacant, overgrown with trees and vegetation, and has recently received a Outline Planning Approval for 4 No. dwellings. Generous in its proportions, with adjacent buildings set well away from the boundaries, it is located in a predominantly residential area with housing to the south and west of the site and a medical centre adjacent to the north. The site has a more irregular footprint compared to the other Phase 1 schemes and the locating of the building and the external works schemes have been designed accordingly.

Bounded by Park Lane to the west, Hook Row (gravel footpath) to the south, Barncroft playing fields to the east and the Park Lane Medical Centre to the north, the site is in easy reach of Bedhampton & Havant railway stations and is a short drive of the A3(M) and A27 road links.

The site is not currently access from Park Lane and new entrance ways will need to be introduced for both pedestrian and vehicular approaches. Additionally there is a slight level difference between the public highway and site which will require design considerations.



Fig 3: Aerial view showing application site (red outline) within its surrounding context. The land to the North-East of the application site is the Barncroft School site from which the application site was acquired.

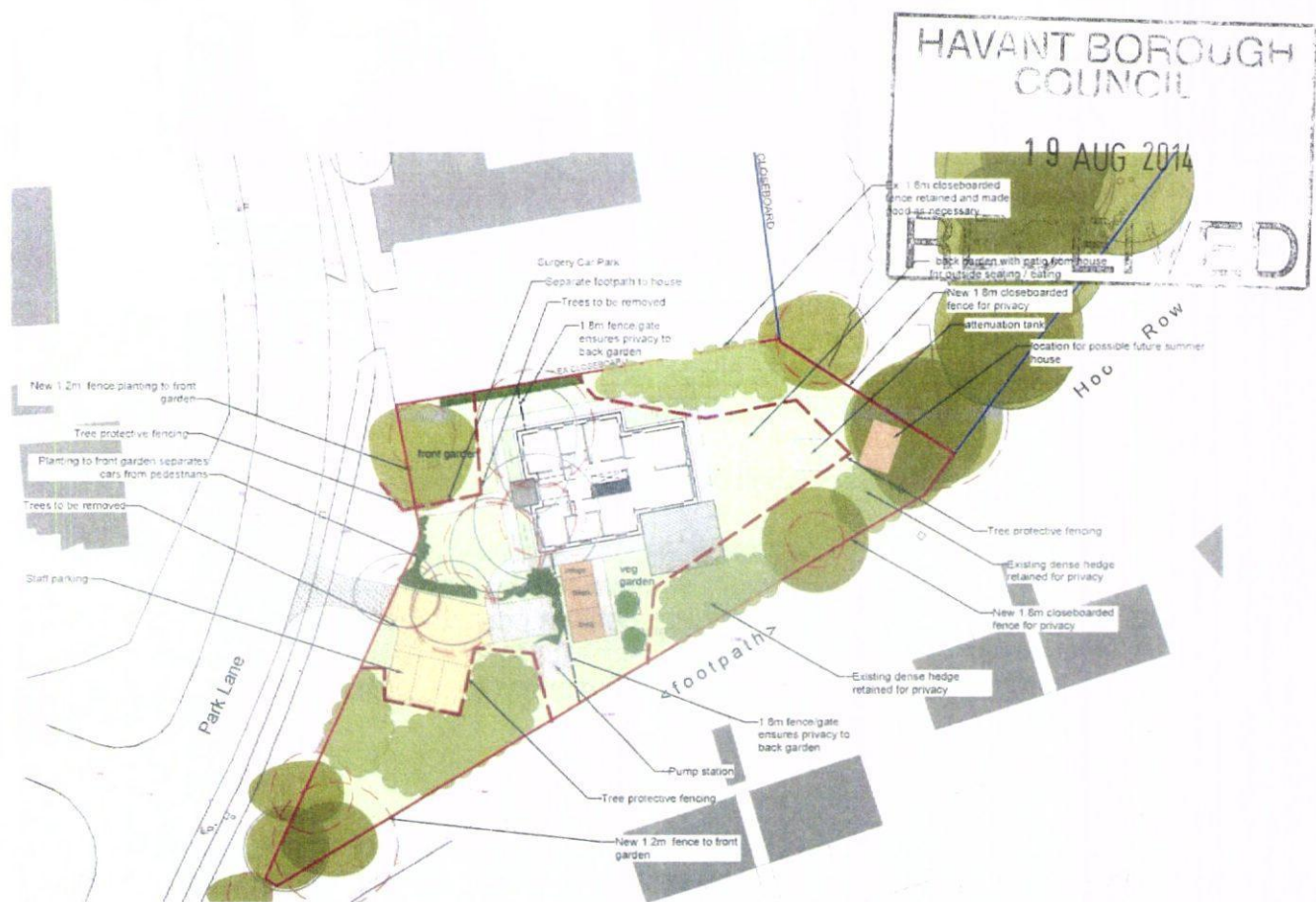


Fig4: Landscaping and Arboriculture

Map 9 Havant / Leigh Park (south)

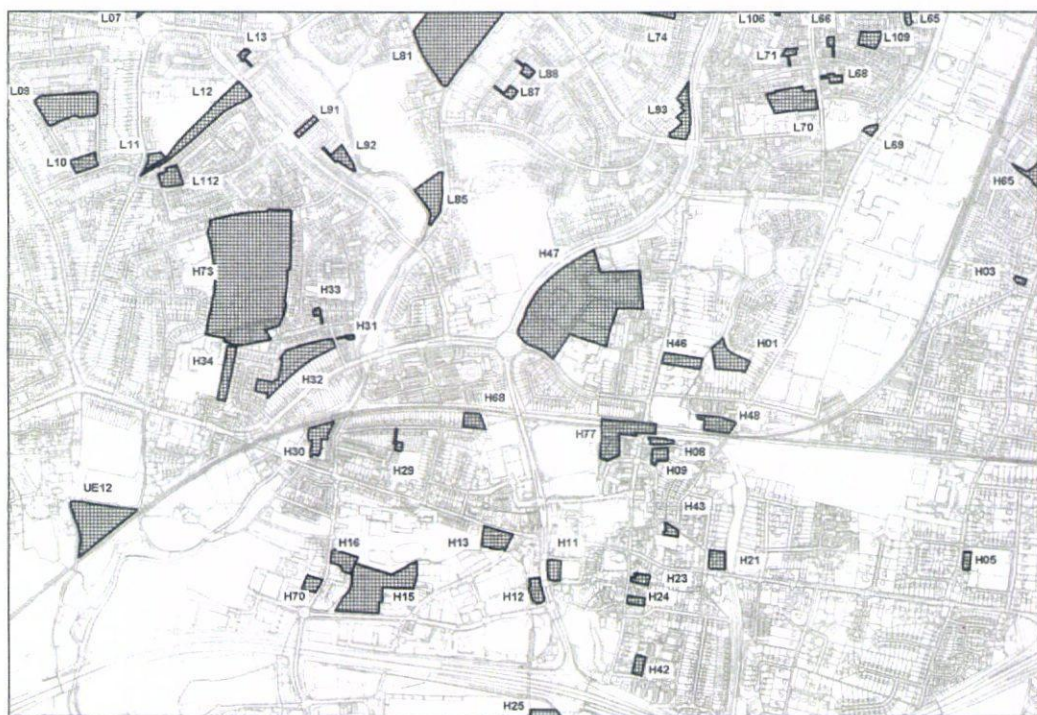


Fig A: Plan identifying application site within Havant / Leigh Park (south) SHLAA

A desktop study ground investigation has been undertaken based on existing site information available. This report summarised that the soils at the site consist of slightly gravelly clay and that no ground water was encountered during site investigations. The

ground conditions indicated are suitable for the use of shallow strip and pad type foundations.

The site investigation report also indicated that from preliminary comparison of the analytical results of the soil samples no individual specific constituents of concern were revealed. Hydrocarbon compounds were detected at the top of the adjacent Barncroft school site however these are distanced from the proposed site and the report states that these would not typically indicate significant or gross contamination.

The effect of nearby trees shall be considered in the final detailed design proposals.

N.B. The above record information is give for guidance only and shall not be relied upon or the purpose of the final design proposals and construction. Further investigation will be carried out on the specific building location post planning stage.

Refer to Appendix C for further information relating to environmental and site conditions.

Design Process

To help achieve the primary objective of creating a sense of 'home', sites will largely be selected from locations containing established residential streets and communities. Additionally, the new homes shall be designed with forms and materials which can easily relate to UK housing stock of detached and semi detached residences.

It is on this basis that the model for our new 'Family Unit' sized Children's Home is two storeys high with pitched roofs and facades constructed of facing brickwork. Where the site context requires an option is available to replace the facing brick with a rendered external finish.

Additionally the design process will incorporate, where appropriate, items discussed in stakeholder meetings, user group workshops and community consultations.

Predominantly the design process has been lead by studies into successful benchmarking homes such as Cypress Lodge in Basingstoke, individual site aspects and comparative studies of house plan typologies with forms to suit suburban/urban contexts.

It is proposed to follow a Passivhaus route for the Children's Homes as an extension to the first approach to low energy buildings and to address LPA requirements for level 4/5 Code for Sustainable Homes. As such the Passivhaus design criteria will influence a number of areas of the scheme design, including but not limited to, areas of glazing on individual facades, solar shading elements, window frame sizes/profiles, etc.

Stakeholder Consultations

A series of workshops have been undertaken with children and staff from a range of existing Children's Homes across the county. This direct consultation and end user engagement has been invaluable in aiding and directing the design process. This direct contact has enabled the design team to grasp existing key issues, important to both the children and carers, together with the aspirations of the end-users as to what makes a home a 'home'.

In summary the following stakeholders have been consulted during the design process:

Design Review and Evaluation

The proposed design is intentionally based on a traditional housing typology with 'front and back' aspects, addressing public 'street' and private 'garden' respectively (see Fig. 6). The layout, form and scale of the proposed house are then based on a hybrid of the archetypal Edwardian terrace/semi and Georgian 'villa' (see Fig. 7).

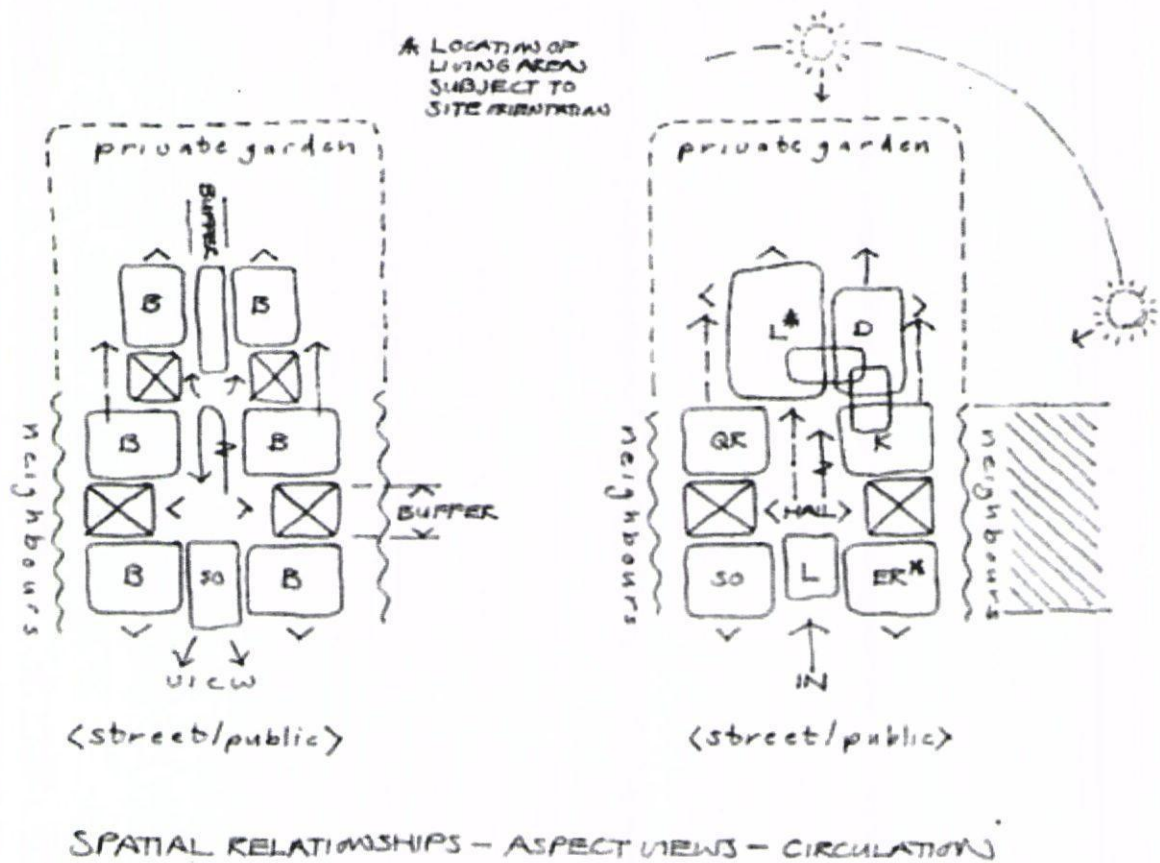


Fig 6: Dual aspect early concept diagram.

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- Hampshire County Council Children's Services.
- Hampshire County Council County Service Manager.
- Focus Groups: Staff and Children from existing Children's Homes.



Fig 5: Stakeholder workshop with children and staff, Calshot 30 August 2012.

Planning Consultations

Initial consultations have been held with Hampshire County Council Planners. The main issues highlighted were:

- On-site parking standards.
- Details for any removals and works to existing trees.
- Overall reduction in building area/footprint in comparison with any existing.
- Site change of use from school recreation space to institutional residential home.

Statement of Community Involvement

Public Consultation was undertaken for the proposals relating to the Barncroft site on 26 July 2013. Councillors and local residents within a 150 metre radius of the site were invited to view the proposals at The Original Place, 136 Purbrook Way, Havant.

The key issue and concern is as follow:

- Potential impact of noise/disturbance on adjacent properties.

The above point, where relevant, has been considered in the current proposals.

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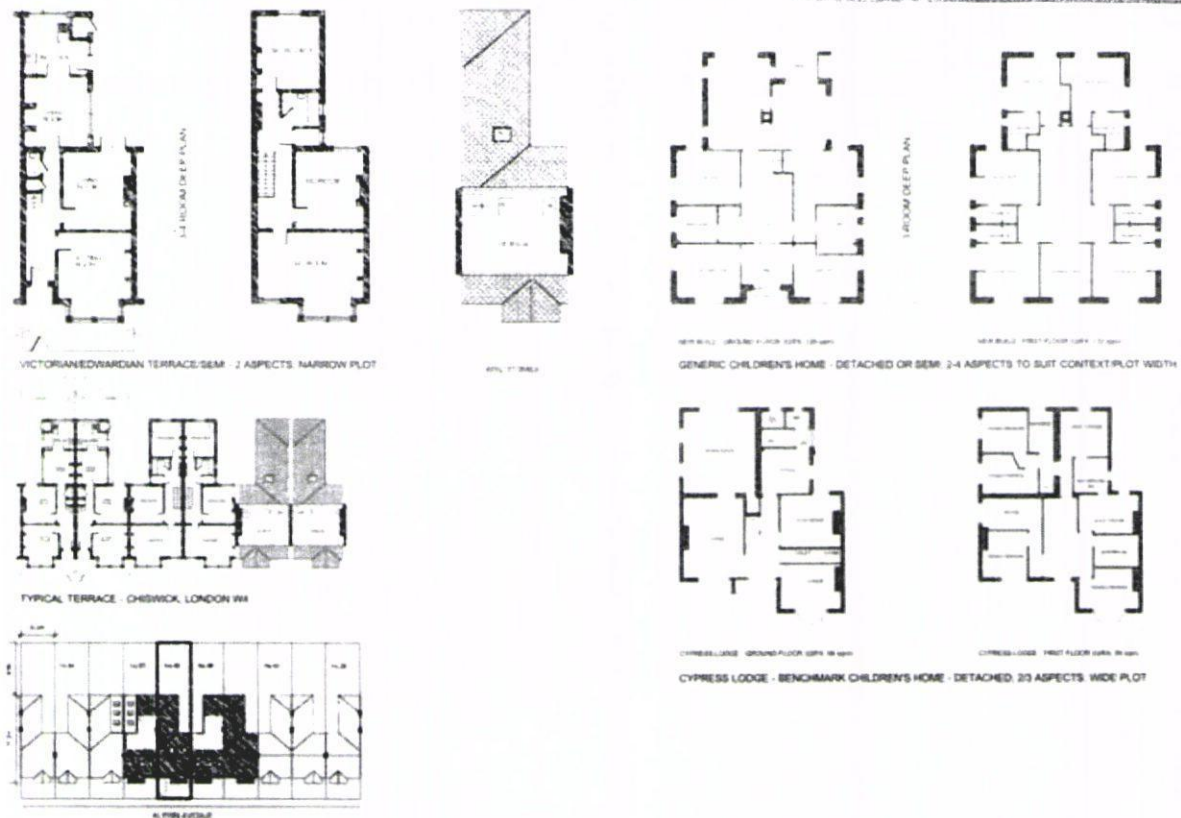


Fig 7: Comparative study of house plan typologies.

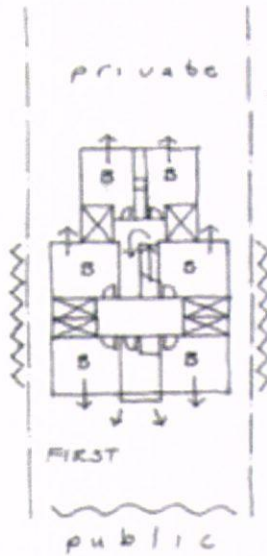
A series of internal Design Reviews were undertaken in November 2012 and April 2013. These were primarily to test and review the design and consider alternative solutions. For example, courtyard and wing configurations were prepared and considered, however these fragmented the plan, increased circulation and compromised flexibility. Therefore, the proposed centralised and compact plan was seen as the most flexible solution both in terms of layout and application to suburban or urban sites (see Fig. 8).

The generic layout allows alternative roof forms (hipped and/or gabled – see Fig. 9) and external cladding materials (brick and/or render) to be employed to relate to the existing scale and context of individually selected sites. This allows the design to be carefully integrated within the existing context so that the 'home' will be familiar and consistent with its neighbours.

For more generous and wide fronted sites it is anticipated that the proposed house design combined with landscaping elements will be more flexible in terms of scale, form and proximity with neighbouring properties.

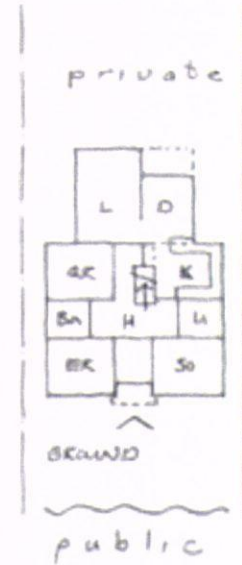
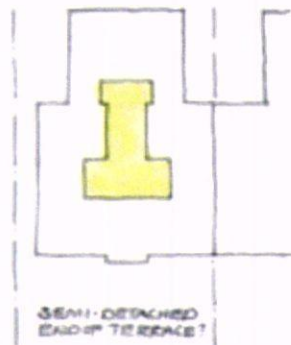
PROS

- BACK+FRONT ASPECT
- THIN PLOT
- ALL BEDROOMS ON ONE LEVEL + INTERCHANGEABLE
- LIVING+ DINING TO REAR 'PRIVATE GARDEN'
- GOOD DAYLIGHT TO LANDING



CONS

- SAME BEDROOMS TO PUBLIC FRONT (NOISE)
- FRONT AREA OF PLOT CONGESTED (PARKING+ ACCESS)



SETTLEMENT: Urban/Suburban (>10K population)
 LOCATION: 22% of County Area
 POPULATION: 1,676 persons/sq.km (urban)

THIN PLOT - 2 FLOORS
 DETACHED/SEMI/
 END OF TERRACE

Fig 8: Early concept site diagram, form to suit suburban/urban context.

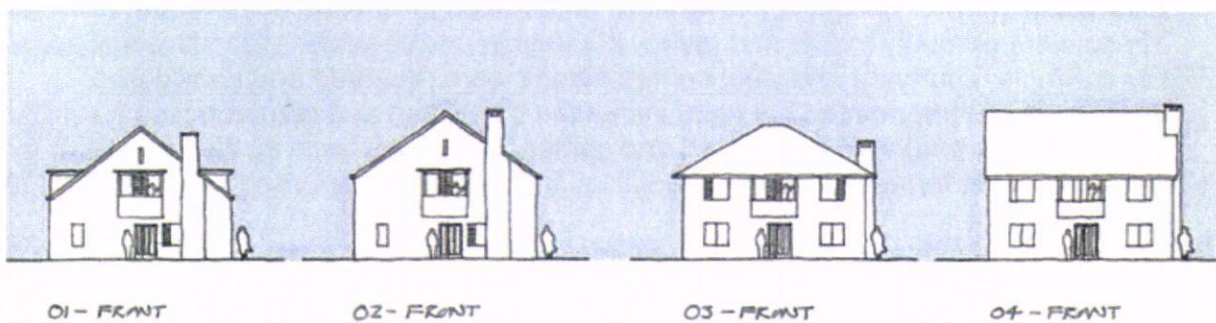


Fig 9: Sketch elevations showing alternative roof forms.



Images of existing site/building context:



Photo 1: Existing site context as viewed from Park Lane South of the site looking north east.



Photo 2: Existing site context looking south west along Park Lane with application site to the left.



Photo 3: Existing site context as viewed from Park Lane looking east towards the site.



Photo 4: Existing site boundary taken from the adjacent medical centre car park looking south west.

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2.0 Design

Vision

To provide a generic new build 'Family Unit' sized Children's Home. The design is to be familiar and traditional so that both its form and materials can be integrated and maintain an ability to respond to different site locations and contexts.

Interior spaces are to be light and comfortable with an emphasis on providing a familiar and recognisable place as 'home'. Where relevant, finishes and furniture to individual rooms shall be carefully selected (specified) in order to create a sense of ownership.

Scope of Work

The proposals are for the design and construction of a traditional two storey detached dwelling comprising:

- Six En-Suite Bedrooms
- Living Room
- Dining Room
- Kitchen/Utility
- Quiet Room
- Education Room/Study
- Staff Admin Rooms
- Attic Space (Service Plant and Storage)

The total internal gross floor area is 267 sqm. This is considered to be the optimum size for the 'home' so that it can function and respond to the needs of both the children and staff as a 'family unit'. The compact plan and form will aim to maximise and integrate energy efficient measures and reduce maintenance costs.

The home will be of traditional facing brickwork, slate pitch roof and low maintenance aluminium/timber composite windows and rainwater goods.

The design has taken in to account the following Lifetime Homes standards to ensure that it is both robust and flexible for future adaptation:

- Criterion 1 – Parking: Space for 1 No. accessible parking bay provided.
- Criterion 2 – Approach from parking: Min 1200 mm width paths provided.
- Criterion 3 – Approach to all entrances: Level approach and thresholds provided.
- Criterion 4 – Entrances: Sheltered front/rear entrance doors; Min 1000 mm width clear opening with level access and external lighting to suit.
- Criterion 5a – Communal Stairs: To be compliant with Approved Document K.
- Criterion 6 – Internal doorways and hallways: Compliant with Approved

Document M to the Building Regulations.

- Criterion 7 – Circulation Spaces: Compliant with Approved Document M.
- Criterion 8 – Entrance level living space: All living areas accessible.
- Criterion 9 – Potential for entrance level bed-space: The Group Room at ground floor level is available for future adaptation to suit needs.
- Criterion 10 – Entrance level WC and shower drainage: The Bathroom adjacent to the Group Room is available for future adaptation.
- Criterion 11 to 16 relate to internal details. These will be incorporated where appropriate to suit the current proposed use.

Site Constraints

Application sites for the 'Family Unit' sized Children's Homes have been selected with footprints similar in size. Where individual sites allow, the new home is typically sited towards the centre of the plot. See Landscape drawings 700 and 710 (Appendix F) for details, including tree information and root protection zones.

Layout

The building layout is orientated in response to its site constraints and context. The front entrance addresses the public street and is both level and recessed to provide good access and shelter. The front approach, garden and parking area will be landscaped to provide a positive contribution to the street scene.

Where appropriate the front boundary treatment will be detailed to suite the context and security requirements of the home (see Appendix F Landscaping layouts). Private gardens to the rear and sides are enclosed by fencing and boundary planting to suit.

A Staff Admin Room and the Education Room are oriented to the public front and provide good passive supervision and security. Upper floor bedrooms are orientated with clear glazed windows to the front and rear, and obscured (acid-etched) glazed windows to side elevations. First floor shower rooms and the ground floor bathroom also will have obscured (acid-etched) glazed windows to the side elevations.

En-suite shower rooms sit between bedrooms as an acoustic buffer. Bedrooms are equal in size and provision for maximum flexibility. This allows adult staff to be located to suit the specific profile and/or gender of the children living in the home.

The layout has been carefully designed such that it will be easily integrated within the existing context, so that the 'home' will be familiar and consistent with its neighbours. For more generous and wide fronted sites, it is anticipated that the proposed house design combined with landscaping elements and will be more flexible in terms of scale, form and proximity with neighbouring properties.

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Scale

The proposed house has been conceived as a large and comfortable six bedroom 'family' detached dwelling to suit the needs of both children and carers. The scale and form of the proposed dwelling is considered appropriate to the site area and context.

As indicated in the application drawings, the site has a wide frontage. Consequently the location, form and scale of the new building and landscape elements within the street elevation relates well to neighbouring properties.

The house plan and form is wider to the front and narrows in width to the rear to reduce the scale and apparent depth of the building, when viewed from the street frontage, and the hipped roof form reduces the overall mass of the building. Additionally, the deep eaves help to shade the upper floor rooms and assists in providing a greater sense of 'shelter' to the home.

Zinc coated rainwater gutters and downpipes relate to the heavier mass of the elevations whilst the shallow slate pitched roof recedes. The roof to the rear is terminated with a combined chimney/flue and skylight that floods the central stairwell and landings with natural daylight.

Windows and doors have been carefully positioned to suit the internal layout and proportioned to suit elevations and functional requirements (daylight + views). Windows are set back approx. 200mm to express the outer skin whilst large bi-fold doors to the rear lounge and dining rooms are provided to open on to the private garden and terrace areas.

The ceiling height to the ground floor is slightly increased to approx. 2.5m above finish floor level to suit the larger room proportions. Upper floors have a ceiling height of approx. 2.3m above finish floor level.

Appearance

The appearance of the proposed house is intended to be both 'familiar' and 'traditional' in its setting. The primary aim is to create a familiar and recognisable place as 'home' and provide a sense of 'place' and 'ownership'.

External materials are to be robust and low maintenance to ensure that the appearance is maintained and the weathering/aging of natural materials is not compromised.

Landscape Design

The Barncroft Home is to provide a safe and engaging home for children's privacy, and normalcy is the key in the use and appearance of the 'outdoors'. It is essential that the young people have access to a nurturing garden space which enables them to spend time outside to both exercise and to calm down/reflect.

The external spaces can be divided into two:

To the front the space needs to form a welcoming domestic frontage, whilst catering for parking for both staff and visitors. It is essential that, to the public at large, the front looks like just another private home, so children feel they are walking into a 'normal'

home. A curved footpath past mature a field maple leads to the front door. Shrub planting keeps children away from parked staff cars. The front garden needs to deter any potential unwanted visitors and allow staff to walk around the building at night to ensure all are safe. The fence is to be 1.2m high, with hedge planting to obscure it in time.

There will be level thresholds to ensure ease of access for all.

To the back, again the garden should look like a 'normal' back garden for teenagers, with sheds for storage/bikes and space for relaxing. An area has been set aside for vegetable growing - raised planters for small scale vegetable growing may appeal to some in the future. A flat paved area will cater for small scale outdoor eating and BBQ. Because of the number of existing trees and boundary shrubs, the garden should feel mature and homey very quickly. A 1.8m high close boarded fence will enclose the back garden, and form a separation to the lower front garden fence.

The secure fence keeps possible intruders away, and reassures children that the back garden is their private haven, away from any prying eyes.

Typical hard landscape materials to include:

- Treated softwood close boarded fence, 1.8m high
- Post and rail, 1.2m high
- Palisade fence, 1.2m high
- Tarmac –
- Hoggin
- Block paving
- Slab paving

Typical plant species to include:

- Ligustrum ovalifolium (privet)
- Lavandula 'munstead'
- Perovskia 'blue spire'
- Allium

Ecology

The proposed location is within an existing and well established residential area.

Site investigations and a Phase 1 Habitat Survey have been undertaken/commissioned by the Development and Biodiversity Teams at Hampshire County Council and initial indications show that there are no current concerns regarding the impact of the development on site biodiversity. Initial Bat surveys have also been undertaken with no presence of a bat roost or bats observed.

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This said, there's a potential for on-site lighting to reduce the site's future suitability for the species and external lighting shall be designed with this in mind, e.g. measures taken to avoid excessive light spillage onto any structured vegetation within the redeveloped site, avoidance of external up lighting, etc.

In order to avoid impacts to nesting birds it is recommended that any clearance of dense woody vegetation is undertaken outside the period March to August inclusive. Should such works be necessary within this period, all vegetation to be affected should first be inspected by a suitably-qualified person to ensure that no active nests are present.

Post-development, the site will incorporate a range of opportunities for nesting birds such as nest boxes and suitable native planting.

Additionally, bat boxes to existing trees are proposed, to enhance biodiversity on the site, and further bat surveys will be undertaken on sites with existing buildings to be demolished.

Refer to Appendix B for Ecology Report and further Ecological details/requirements.

Archaeology

The desk top archaeology assessment has been carried out in consultation with HCC Archaeologists and past maps have been investigated as part of the site investigations.

The initial advice provided for the Barncroft Havant site was as follows:

Existing records have been checked and based upon current information there would be no archaeological issues to raise with regard the development on this site.

External Lighting/Signage

All external lighting will be high efficiency. Light pollution will be minimized by limiting the amount of up lighting. Security lighting will be carefully sited and/or screened by landscaping to minimise any light spillage to adjacent properties.

The scope of any external signage is to be confirmed.

Sustainability

The generic house design is targeting a minimum level 4 Code for Sustainable Homes to ensure compliance with Local Planning Authority requirements. Where an appropriate site and orientation is identified a higher level 5 may be targeted.

Design for the building envelope is currently being developed with high levels of insulation and airtightness to Passivhaus standards in anticipation of the forthcoming Building Regulations Part L updates.

The default Code Level 4 house unit incorporates the following features:

- Compact plan form with super-insulated and airtight envelope;
- Integrated solar thermal panels;
- Energy efficient mechanical heat and ventilation recovery system;
- Plan form and layout able to respond to site context and orientation to maximise passive solar gains in winter;
- Good levels of daylight to spaces and circulation areas;
- Energy efficient appliances and plant with simple user controls and interface.

N.B. The above details may be subject to change in lieu of more onerous and stringent Passivhaus standards, where applied in the final design.

The targets for insulation and energy performance in the forthcoming Part L and Passivhaus standards are stringent, and will ensure that the new Children's Homes reach a high level for sustainable construction. It is intended to undertake a Whole Life Cycle Cost Analysis for the final design to demonstrate the long term cost benefits.

The design for the proposed 'Family Unit' sized Children's Home has also been based on Passivhaus principles with a view to achieve the highest equivalent Code for Sustainable Homes standard. Due to varying CfSH level requirements for different planning authorities the adoption of Passivhaus design standards will allow for a flexible approach to achieving equivalent low carbon design, without necessarily needing to incorporate large areas of photovoltaic panels.

Early analysis of the design demonstrated that CfSH Level 5 required large areas of Solar Photovoltaic (PV) Panels to roof areas (see Figs. 10 and 11 below). The figures shown for the building envelope (thermal insulation and airtightness) are based on CfSH targets to reduce CO₂ emissions for Code level 4 and 5 compliance.

Passivhaus standards however, would require an improved level of thermal insulation and airtightness to the building fabric to offset the need for Solar PV Panels as required for a Code Level 5 house – The final provision of Solar PV Panels will be determined during the detailed design stages once further outputs are obtained from the PHPP Passivhaus design software.

		Code 4 > 25% Reduction	Step 2	Step 3	Code 5 - Zero Carbon
Uvalues	Wall	0.22	0.15	0.15	0.15
	Window	1.8	1.5	1.5	1.5
	Roof	0.16	0.12	0.12	0.12
	Ground Floor	0.18	0.15	0.15	0.15
Air Tightness	(Designed)	3	1.5	1.5	1.5
Thermal Bridging	Default Co-efficient	0.15	0.08	0.08	0.04
MVHR	SFP	0.62	0.62	0.62	0.62
	Heat Rec.%	91	91	91	91
Heat Pump COP	(Default Underfloor)	2.5	2.5	2.5	2.5
Solar Thermal	Gross Area	6	6	6	2
Solar PV	kWp	0	0	4	7
		34.10%	51.60%	79.10%	101.70%

Fig 11: Comparative analysis of solar thermal and solar PV requirements for Code 4 & Code 5 homes.
(Note: Diagrams do not take in to account site context and or proximity of adjacent buildings and trees)

Based on the above table of analysis alternative roof plan configurations were explored to suit different site orientations (see Fig. 12). This study demonstrated that Solar Thermal could be integrated on all roof plan variations whilst a large area of Solar PV was restricted to just one roof plan type and a limited number of orientations.

Passivhaus principles are therefore proposed for the new Children's Homes and will be further explored during the detail design stages of the project with a view to maximizing the energy efficiency of the overall design.

In line with Building Regulations Approved Document Part L the building has been designed with high levels of insulation and air tightness. By focusing on the building fabric to limit heat loss and conserve energy the CO² emissions can be reduced.

The opportunities for employing renewable technology can sometimes be limited on sites due to surrounding building locations and heights, urban/suburban context and overall orientation. Currently it is envisaged that a high efficiency condensing gas boiler (to suit the reduced heating demand) with hot water supply served via Solar Thermal Panels to the roof with hot water storage located in either the utility room or attic roof space. Additionally, a ventilation strategy is being evolved based on mechanical heat recovery ventilation (MHRV) to provide an energy efficient system, as required to meet the new Approved Document Part L requirements for reducing CO² emissions. This will have the added benefit of being able to limit the traffic noise ingress into the building.

Thermal modeling will be undertaken during detail design stages to ascertain the most appropriate and energy efficient form of construction and summer cooling/night time ventilation.

Consideration will be given to the use of modern off-site construction methods to minimise construction waste and embodied energy.

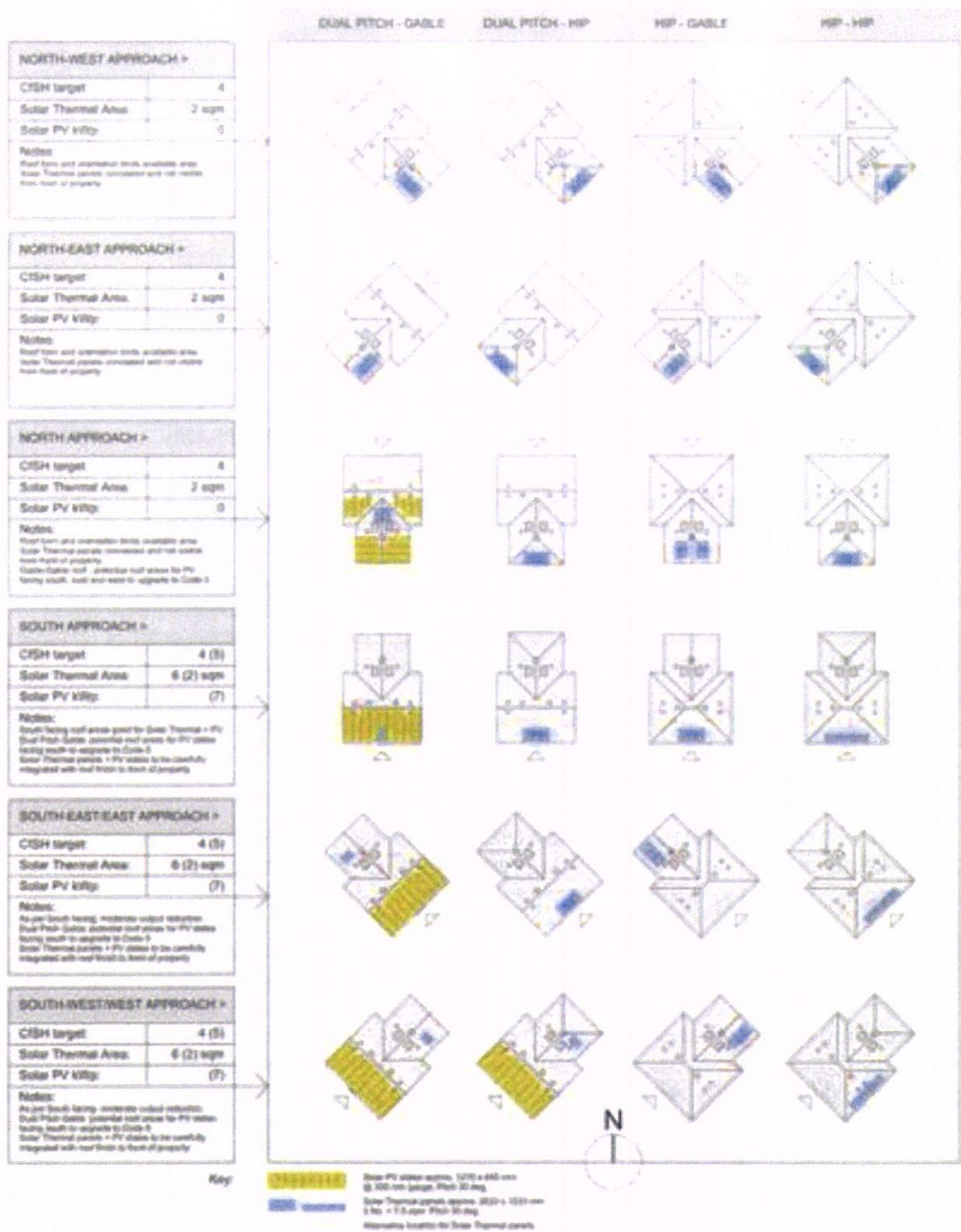


Fig 12: Analysis of solar thermal (blue) and solar PV (yellow) to suit Code 4/5 homes and orientations.

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Acoustics

The building design has been developed to take into account external ambient noise based on Passivhaus principles. By default of the Passivhaus design element the building envelope will be highly insulated and airtight.

Rooms can also be passively ventilated during warmer months by means of openable doors, bi-fold screens and windows. Where appropriate, louvered ventilation panels are provided for secure night-time ventilation.

Crime Prevention Measures

The proposal is for a new children's home on a vacant site. Site frontage will be enhanced with more open and managed planting so that the new home addresses the 'street' in a traditional and appropriate manner.

The site will be accessed from the West via Park Lane. This is a typical residential road and it is intended that the new home will address the street in a traditional and appropriate manner, through an open and accessible frontage. To the South of the site is Hooks Row (gravel footpath) which is a well used public route.

To enable the creation of a secure private rear garden the boundaries with Hooks Row and that adjoining Barncroft school playing fields will be reinforced with planting and fencing of an adequate height and density.

The proposed building, site layout and dwelling boundaries have been broadly based on the SBD guide 'New Homes 2010' and incorporate the following principles:

- House frontage is both open and accessible and addresses the public domain;
- Concealed spaces are minimised;
- Staff Admin Office and Managers Study overlook the front garden and parking;
- Extended fencing to sides of house provide private and secure rear gardens;
- External lighting will be provided to entrances; security lighting will be provided to concealed areas.

A review of the proposals was held on 18/10/13 with Stuart York, the Crime Prevention Design Advisor. The following points were discussed:

- Historically the meeting gate between the two neighboring school sites was a focal point for disturbances/nuisances but issues have reduced following the selling off of some school land for private development and re planning of pathways.
- Nearby areas identified as hot spots for crime, disorder and anti social behaviors: Greywell Shopping Centre, Bidbury Mead Playing Fields and 'ASDA' Roundabout. Also 'Point Seven' a center for adults with children was also highlighted north of our proposed site along Park Lane.
- 'Crime Moves Around' statement, partly due to Police Service displacing it.

- No known instances of breaking and entering to properties on Park Lane with access achieved via school playing fields beyond.
- No known problems with fly tipping to Hooks Row footpath to the southern boundary of the site.
- Extended families present within neighborhood and surrounding areas. A number of reported incidents involve persons already known to one another.
- Recommendations include: PAS 24 standards to external doors, consideration of audio visual intercom to main entrance door, cycle anchor points within cycle sheds and gate to front footpath. Additionally the handing of the furniture to front office (to allow staff to better observe comings and going to the entrance lobby) and security marking and tracking of valuable items.

Drainage

Refer to Appendix D for details of the drainage strategy and flood risk assessment.

Schedule of Proposed Materials:

<u>Material</u>	<u>Finish / Colour</u>
External walls	Facing brickwork (Colour TBC)
Windows/External Doors	Aluminium/timber composite (Colour TBC)
Roof lights	Flush glazing to ridge
RWP's/gutters	Zinc finish/PC pressed metal (Colour TBC)
Pitched roof	Artificial slates
Ridge Box/Flue	Zinc finish/PC pressed metal (Colour TBC)
Solar Thermal Roof Panels	Flat plate solar collector panels (Type/Size TBC)

Refer to Appendix F for scheme drawings and drawing schedule.

18 AUG 2014

3.0 Access

General introduction

The new Children's Home is well located with good vehicular and pedestrian access, as well as access to public transport. Each new 'Family Unit' sized Home is to be designed with inclusive access to Lifetime Homes standards.

Access

The proposed Children's Home is accessed by pedestrians via a footpath to the front of the site. Separate vehicular access and on-site parking is provided to one side. Details of nearby transport links are discussed in the 'Existing Site' section above.

Policy

The design has taken into account Building Regulations Part M and Lifetime Homes standards as noted in the above Design 'Scope of Work' section. This will ensure that the home is robust, flexible and fully accessible for future adaptation.

Consultations

Access: Initial access issues were discussed in July 2012 as part of the Strategic Brief. A further access review was undertaken on 28 February 2013 with Kim Walsgrove an HCC Senior Access Officer. The following single note was recorded:

The size of the ground floor bathroom for future adaptation shall be further investigated and Access and Inclusive Design reviews will be an ongoing process during detail design and production information stages.

Highways: Officers have been consulted regarding the proposed access and on-site parking; see 'Highways/Transport' comments below.

Secure By Design: see 'Crime Prevention Measures' above.

How Access is to be Achieved

The site is well located with direct access to and from the main road and adjacent footpaths. Street lighting is present along the main road and pedestrian approach to the front of the new house will be adequately lit for safe and secure access.

Access to the new home is via a secure entrance lobby which is controlled and overlooked by the Staff Office and Education Room sited to the front of the house. These two rooms act as 'receptions' and will ensure visitors do not stray further in to the privacy of the home unless invited to do so. In effect, the ground floor rooms to the front of the house, together with the entrance lobby, act as a demarcation line - separating public from private. Additionally, the Managers Office at first floor level also provides a degree of passive supervision to the front of the plot.

The entrance lobby leads to a generous central hallway, stair and upper floor landing. This central circulation area is flooded with natural daylight by means of a large skylight above. Rooms on both levels are accessed from this circulation space.

Upper floor landing areas are spacious allowing for good general circulation and the potential to reduce conflicts between building occupants.

The staircase is a traditional straight flight that aims to be both welcoming and sociable. It also offers the option of simple adaption in order to integrate a future stair lift, as per Lifetime Homes standards.

Access for deliveries and emergency services is via the main road and front drive/parking area.

A Disability Access audit has been carried out with the HCC Access Officer - see Appendix E Planning Stage Access Statement for further information.

Highways/Transport

The proposed building location is within an existing residential area. The intended access/exit arrangements and parking provision will be domestic in scale and restricted to suit 5 No. parked cars.

It is anticipated that the transport movements including deliveries will be minimal and a transport statement has been provided by the end-user as follows:

It is likely that each 'Family Unit' sized Children's Home will be served by 14 members of staff including the manager and deputy. They will not all be present at the same time and a typical shift is likely to comprise the manager, deputy and 3 care staff, so five in total. Not all staff will drive but provision for 4-5 cars will be adequate.

HCC Highways have been consulted to review the proposed access for the new building and temporary access for the construction phase. No significant concerns have been raised at this stage and full access details, including visibility splays, shall be provided in due course in order to satisfy any planning conditions imposed.

Other aspects such as the contractor's compound location, and their access to the build site – with specific attention paid to health and safety and the challenges of building in a live residential environment – will be carefully considered.

Consideration will also be given to the use of modern off-site construction methods to assist in the minimising of construction waste volume, associated transportation.

Proposed vehicular and pedestrian access to the site is by way of separate entrance points directly off Park Lane.

Further detail drawings of the new access will be provided as required to ensure compliance with recommended standards and guidelines.

Refuse Waste Collection

Wheelie-bins for domestic refuse and recycling will be positioned externally close to the Kitchen/Utility, and to a sheltered area which is part of the sheds. Composting will be encouraged to reduce waste volume as well as providing compost for the garden and vegetable plot.

Bins will be wheeled out to an agreed collection point by the site access. Existing access for refuse vehicles is currently provided.

4.0 Appendices



Appendix A

Tree Survey Report

See separate document attached

Appendix B

Ecology Report

See separate document attached

Appendix C

Geotechnical SI Report

See separate document attached.

Appendix D

Flood Risk Assessment and Drainage Strategy

General

As stipulated in Appendix C - Desk Study Hydrology Section: The application site has been identified as being in EA Flood Zone 1 which requires no undertaking of a Flood Risk Assessment (FRA) in connection with a Town Planning Application.

Foul Water

See separate document attached

Surface Water

See separate document attached

Appendix E

Planning Stage Access Statement

Design and Access Statement (from Inception to Completion)

See separate document attached

Appendix F

Scheme Drawings:

<u>Location/Site Plans:</u>	<u>Drawing Ref:</u>
Site Location Plans	100
Existing Site Plan/Survey	101
 <u>GA Plans:</u>	
Proposed Ground and First Floor Plans	200
Proposed Roof Plans	201
 <u>Elevations/Sections:</u>	
Proposed GA Sections	300
Proposed Elevations	350
 <u>Perspectives:</u>	
Proposed 3D Images	390
 <u>Landscape Drawings:</u>	
Proposed Landscape Plan	700
Tree Survey	710

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:	Barncroft, Park Lane, Havant – PO9 3HQ	TMS Code:	P10261
Project Name:	Barncroft Children's Home	VALID APPLICATION	
Project Officer:	Daniel Keeler		
Consultation (Planning): Access Officer:	NOT YET COMPLETED	13 AUG 2014	Date
Consultation (Building Control): Access Officer:	NOT YET COMPLETED		Date
Consultation (Detailed Design): Access Officer:	NOT YET COMPLETED		Date
Revision dates:		COUNTY PLANNING	
		HAMPSHIRE COUNTY COUNCIL	

1) Project summary

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

The proposal is to provide a new two storey detached 'Family Unit' sized Children's Home for four children, two residential managers (carers) and other daytime staff. The total internal gross floor area is 260 sqm which is considered to be the optimum size for a 'family unit' home.

Key concepts of the design are to provide a suitably welcoming, safe, secure and homely environment which is traditional in appearance to that which children of this age are familiar, i.e. that which they perceive as being home, and has a direct influence on the perceived value of 'self' a child has. For these reasons the proposed home has been designed to avoid the institutional appearance and feeling so often associated with the approach to residential care of years past.

Access to the new home is via a secure entrance lobby which is controlled and overlooked by the Staff Office and Education Room. These two rooms act as 'receptions' and will ensure visitors do not stray further in to the privacy of the home unless invited to do so. In effect, the ground floor rooms to the front of the house, together with the entrance lobby, act as a demarcation line - separating public from private. Additionally, the Managers Office at first floor level also provides a degree of passive supervision to the front of the plot.

The entrance lobby leads to a generous central hallway, stair and upper floor landing. Rooms on both levels are accessed directly from this central circulation space whilst upper floor landing areas are spacious allowing for good general circulation and the potential to reduce conflicts between building occupants.

This model of Children's Home is not intended to house children with disabilities or special educational needs, for which other services are already placed within our communities. It is on this basis that this new model of home is primarily designed to Lifetime Homes Standards with respect to inclusive design.

This said, Building Regulation Part M Standards will be incorporated where appropriate/practicable but not in so far as they have a negative impacting on the primary objective of creating a homely feel. For example, switches sockets and controls can be to ADM Standards however whilst an enlarged (Accessible sized)

parking bay can be accommodated it is not proposed to mark or provide signage in the recognised way.

No lift shaft or platform lift is proposed however the central stair well offers possible future adaptation to incorporate a chair lift. The central straight flight stair incorporates 15 treads each with a riser height of 190 mm and a going of 250 mm.

Initial access issues were discussed in July 2012 as part of the Strategic Brief and a further access review was undertaken on 28 February 2013 with Kim Walsgrove an HCC Senior Access Officer. The following single recommendation was recorded: "The size of the ground floor bathroom for future adaptation shall be further investigated and Access and Inclusive Design reviews will be an ongoing process during detail design and production information stages."

The design takes into account the following Lifetime Homes (LH) standards to ensure that it is both robust and flexible for future adaptation:

Criterion 1 – Parking: Space for 1 No. accessible sized parking bay provided.

Criterion 2 – Approach from parking: Min 1200 mm width paths provided.

Criterion 3 – Approach to all entrances: Level approach and thresholds provided.

Criterion 4 – Entrances: Sheltered front entrance door; Min 1000 mm width clear opening with level access and external lighting to suit.

Criterion 5a – Communal Stairs: To be compliant with Approved Document K to the Building Regulations.

Criterion 6 – Internal doorways and hallways: Compliant with Approved Document M to the Building Regulations.

Criterion 7 – Circulation Spaces: Compliant with Approved Document M to the Building Regulations.

Criterion 8 – Entrance level living space: All living areas accessible.

Criterion 9 – Potential for entrance level bed-space: The Group Room at ground floor level is available for future adaptation to suit needs.

Criterion 10 – Entrance level WC and shower drainage: The Bathroom adjacent to the Group Room is available for future adaptation.

Criteria 11 to 16 relate to internal details and will be incorporated where appropriate to suit proposed use.

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.

Status of EIA (Equality Impact Assessment) TBA.

3) Design standards and guidance -	
	Approved Document M: Yes but commensurate with Residential Institutional use.
	BS8300 (2009): Yes but commensurate with Residential Institutional use.
	BB102 designing for disabled children and children with special educational needs (DFES website): N/A
	BT Countryside for all: N/A
	English Heritage easy access to historic buildings/landscapes http://www.english-heritage.org.uk/publications/easy-access-to-historic-buildings/ : N/A
	Other, please detail below: The Lifetime Homes Standards: Yes but commensurate with Residential Institutional use.
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 proposed site is located within an existing and well established residential area with existing footpath widths and cambers typical of this context. Level approach is to be provided between the front site boundary and principal door threshold via footpaths with 1200mm minimum widths (LH Criterion 2). Level approach will also be provided between the hard standing, non designated, accessible parking bay area and principal door threshold. A dedicated shed is proposed to be located within the rear gardens (secure half of the site) for safe storage of bicycles belonging to both children and carers. For temporary storage of visitor bicycles, with prior approval of the children's home on site management, it is proposed that these be wheeled through to the secure rear gardens via the side access gate.	
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 Barncroft area is served by: Bus - Stage Coach Service No 21 and (23 & 37). Train - Bedhampton Railway Station lies within a 15-20 minute walk (0.8 miles) of the application site.	
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?	
Dropped kerbs are to be provided at the proposed access points between the public highway and onsite parking. Vehicular and pedestrian entrances at the front boundary shall be free of gates which cause any form of dwell time whilst an accessible sized parking bay (LH Criterion 1) is achievable amongst the hard standing areas of the general parking area and within 15 metres of the principal entrance door via a step free paved approach.	
7) Pedestrian approach to the site	
Have catchment areas, different approach routes, gradients, barriers, dropped kerbs, signage etc been considered?	

Yes to LH Criterion 3, additionally the main pedestrian footpath approach is separated from the vehicular approach and access via areas of soft landscaping.
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.
The site is well located with direct access to and from the main road and adjacent footpaths. All external hard paved routes are a minimum of 1200 mm wide (LH Criterion 2) or greater. Street lighting is present along the main road and pedestrian approach to the front of the new house will be adequately lit for safe and secure access. No external doors open outwards and therefore barrier protection is not an issue.
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.
No external steps or ramps are proposed at this stage in the design process.
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.
N/A
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?
The front door (principal entrance) shall achieve a minimum clear width of 1000 mm, has a level threshold (LH Criterion 4) and is set back from the main facade by way of a loggia (i.e. is sheltered from the elements).
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.
A clearly audible front door bell/sounder shall be provided but this will be to a domestic specification.
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.
Clear opening widths, opening forces and ironmongery specification shall be to Part M standards. Automatic or powered opening doors are not being specified due to the buildings residential use and context. Reasonable ADM adjustment may be incorporated at a future point in time should the specific needs of the end users/occupants change with time.
14) Lobbies & lobby doors
Detail dimensions of lobby and door details, also barrier matting, lighting/glare.

At over 1570 mm clear deep, free of door swings, the entrance lobby is compliant with ADM Diagram 10. Where suitable for use, glazed vision panels to internal doors will be specified to ADM Standards.
15) Ironmongery
Height and style of door furniture, lever handles, colour contrast, pull handles (15 point LRV difference)
Door lever handles and controls will be installed between 900 and 1050 mm above finished floor level to their centres. Where practicable, colour contrast shall be specified for door controls to ADM Standards.
16) Reception Area
Heights and layouts of counters. Staff & visitor access. Knee space. Induction loops, seating arrangements.
N/A
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
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.
All internal doors shall have effective clear openings of at least 825 mm wide and door leaves that are able to open beyond 90 degrees. This is to Lifetime Homes Criterion 6 and meets the ADM requirement for doors placed 90 degrees to access routes at least 1200 mm wide. The ADM 300 mm to leading edge of manual door clear zone requirement has been observed throughout the design. Doors opening out onto the central stair are to be fire and smoke rated self closing types in accordance with the project fire strategy. A sufficient number and distribution of wheelchair turning zones are achievable throughout the ground floor (LH Criterion 7).
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)?
Changes in level, i.e. stair landings, will be subtly contrasted visually. See Section 20 below for details of riser and going dimensions.
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 lift shaft or platform lift is proposed however the central stair well offers possible future adaptation to incorporate a chair lift. As discussed in Section 1 above, the central straight flight stair incorporates 15 treads each with a riser height of 190 mm and a going of 250 mm ((LH Criterion 5a/Approved Document K: Table 1 'Other' Stair).
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.

Ambulant Disabled WCs/Cubicles are not proposed due to the user group class of the building. A large bathroom however is provided at ground floor, directly accessed from the centre of the house.

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.

N/A - A large bathroom is provided at ground floor directly accessed from the centre of the house. N.B. Provision however has been made in the design to allow for future adaptation of two ground floor rooms to become sleeping and washing facilities for say a wheelchair user or person of other limited abilities (LH Criterion 9 & 10). One of these rooms is currently proposed as an enlarged ground floor bathroom which has an ADM compliant door size and wheelchair turning circle but not associated fixtures and fittings, i.e. sanitary fittings, grab rails, etc.

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/>

N/A

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)

The vertical circulation is to be designed as a compartmented stairwell providing 30 minutes fire separation between ground (living) and first floor (sleeping) accommodation, as well as between front and rear rooms on each floor. This means that any occupant, where ever placed in the building can safely exit the building via either the ground floor front or rear final exit doors. A domestic wet sprinkler system is also to be provided as an additional fire safety measure and assists in covering the eventuality of a fire outbreak within the central stair well and stair landings.

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 - Institutional Residential development set within an existing and well developed residential street. The client brief highlights no specific need with regard to this area of acoustic design. A portable induction loop system may be installed post occupation should a requirement present itself at a later date.

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)
N/A - Institutional Residential development set within an existing and well developed residential street. Given the purpose use classification of the proposed development it would be prudent to avoid the use of external signage types which stand out as being different from those in the surrounding street scene. Where appropriate, colour point differences and size of lettering will be specified with Inclusive Design Standards in mind but may not always follow such standards to the letter.
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.
The design takes into account Lifetime Homes standards with respect to colour contrast. Client engagement has yet to take place concerning internal finishes and colours and ADM Colour Contrast requirements will be observed where practicable and also where in keeping with the objective of creating a homely environment.
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.
Careful consideration to be given to selection and specification of self closing devices to fire doors accessed via central stair well i.e. shall be appropriate for intended environment of use and be suitably robust and durable. Issues identified at a later date shall be incorporated into the detailed project specification and discussed with the faculties management team/building manager(s) as appropriate.

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