

Design and Access Strategy (from Inception to Completion)

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23 JUL 2013

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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:	St Johns CE Primary School	TMS Code:	P09949
Project Name:	2FE Expansion		
Project Officer:	Michael Chater		
Consultation (Planning): Access Officer:	NOT YET COMPLETED	Date	
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.

The existing school was built in 1959 and consists of a C shaped development with the largest three storey teaching block placed centrally, the kitchen, dining, main hall and gymnasium clustered to the north of this block. A two storey science block is located to the south side with a single storey steel framed technology block to the rear. Work has been undertaken previously to improve accessibility throughout the site with the aid of level access ramps, accessible parking bays and w.c.s.

The new building and refurbishment has been designed on the basis of level access; all accommodation is single storey and external works will complement level access with respect to approach and circulation.

The changing room block has been developed in consultation with Property Services access team.

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.



VALID APPLICATION

5 JUL 2013

COUNTY PLANNING

HAMPSHIRE COUNTY COUNCIL

3) Design standards and guidance -

Approved Document M

BS8300 (2009)

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:

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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

Access to site is to be improved by providing a more clear delineation between pedestrian and vehicular access. This will be further enhanced by the provision of the Sustrans cycle path along the northern boundary which links Southleigh Road with the Bloors residential development site to the west of the school campus.

The relocation of the pre school to the front of the site will significantly improve access and safeguarding issues currently limited by the location of the preschool deep within the school site.

The footpath around the edge of the north car park is a width of 1.6m adequate for a double buggy or wheelchair.

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 school is within 200m of the busy Emsworth Road and 10m of the Southleigh Road, both of which are served by regular bus routes.

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?

The overall parking provision is not to be increased as a result of the proposals. There is to be some realignment of current car parking provision a) to facilitate the construction of the Sustrans cycle route (separate application) b) tarmac surface to parking area on south boundary currently gravel c) designation of bays along schools one way system for pre school drop off.

Vehicular traffic is separated from pedestrian traffic by a concrete kerb where adjacent (north carpark only)

7) Pedestrian approach to the site

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

The existing pedestrian access to the school from Southleigh Road remain unchanged.

A new pedestrian link from the north carpark to the main entrance of the sports hall will enable ease of access for community users without conflicting site security. This has been designed with level access and directional signage from car park will also be provided.

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.

Pedestrian access within the site are shown on P09949-700. Pedestrian access has been designed to be level access throughout.

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.

There are no steps or ramps as part of this design.

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.

Full details of landscaping elements are to be submitted as part of the detailed design / Contractors proposals.

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 entrances to the new sports hall and the pupil entrance to the link corridor are all covered by an over sailing canopy. The entrance door to the sports hall will be fitted with automatic controls to allow power open linked to a post mounted door access call button. The threshold will be level with barrier matting on the foyer side. Appropriate manifestation will be provided with correct alternate contrast.

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.

The main entrance doors open directly into a secure lobby area so an entry phone will only be provided on the MUGA side to the standards described above.

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.

Threshold to be checked, vision panels, handles etc; detail to be provided at detailed design / contractors proposals stage.

14) Lobbies & lobby doors

Detail dimensions of lobby and door details, also barrier matting, lighting/glare.

As drawing -A-510. Barrier matting Jaymart Flex Tuft - low pile no ridges.

15) Ironmongery

Height and style of door furniture, lever handles, colour contrast, pull handles (15 point LRV difference)
Details to be submitted at detailed design stage.

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16) Reception Area
Heights and layouts of counters. Staff & visitor access. Knee space. Induction loops, seating arrangements. The reception counter will be at one level at 750mm height providing knee space on foyer side. A portable hearing aid loop will also be provided by the school. The reception office also doubles up as first aid area and a frosted glass panel is provided to ensure privacy.
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.
Details to be submitted at detailed design stage.
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 major circulation routes are minimum 1900mm. Corridor doors and all doors within changing area will have a clear opening of 800mm.
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)?
There are no internal changes of level.
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)
There is no requirement for vertical circulation.
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 cubicles are shown for both male and female changing - details to be submitted as part of detail design proposals.
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.
Following consultation with the access design adviser, it has been agreed to provide 2 fully accessible unisex changing rooms incorporating fully accessible w.c.s. These will also double up as staff changing and will be provided with a bench and a locker. The w.c.s themselves will be a left hand and right hand to provide as much flexibility as possible.
Full details to be submitted at detailed design stage.
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/>

Not identified as a changing place facility.

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)

Not Applicable

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).

Details to be submitted at detailed design stage.

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)

Details to be submitted at detailed design stage.

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.

Details to be submitted at detailed design stage.

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.

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



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