

10 SEP 2013

**Design and Access Statement
(from Inception to Completion)****RECEIVED**

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 Statement form 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:	Mill Hill Primary School Mill Road Waterlooville PO7 7DB	- 6 SEP 2013	COUNTY PLANNING HAMPSHIRE COUNTY COUNCIL
Project Name:	Provision of Modular Building.		
Project Officer:	Alec Dirks/ Paul Scott-Munden		
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.

Hampshire County Council are proposing to provide a Primary Behaviour Support Unit (PBS) in a modular building with a covered play space on the school site within the boundary of the School. An area is to be utilised on an unused section of school land to accommodate the new building. The modular building is pre-fabricated and manufactured off site and complies with current building regulations.

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.

Several meetings have been held with the school, head teacher, school governors, children's services and representatives of the School.

Access Team: Kim Walsgrove/Shona Forsyth

3) Design standards and guidance -

Approved Document M:	
BS8300 (2009)	
BB102 designing for disabled children and children with special educational needs (DFES website)	

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 PBS Unit is being sited in a location with new foot path leading to steps and a ramp to enter the building.

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 the existing - This site is existing and the current school travel arrangements remain unchanged.

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?

There is no change to the existing arrangements for the school, a separate vehicle and pedestrian access are being provided for the PBS unit. Twelve car parking spaces and one disabled parking bay are provided for PBS Staff and visitors.

Arrival and departure of the pupils at the PBS Unit is by taxi and will be managed by being separated from school opening times. The Mill Hill pupils arrive at the school between 8.15 and 9.00am and depart at the end of the day between 3.10 pm and 3.45 pm. Arrival time for the PBS unit will be between 9.25 am and 9.45 am with departure between 4.00pm and 4.30 pm. A maximum of 12 pupils will be attending the PBS unit at any one time (often less). The limited attendance and separate arrival times not give rise to any highway issues. 12 car parking plus a disabled parking bay will be provided for the PBS Unit, with a safe pupil drop off and turning head for taxis.

7) Pedestrian approach to the site

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

There are no plans to amend or change the overall existing approach to the school site at this time. Pedestrian entry to the PBS Unit has level access and clear signage will be provided where appropriate. Dropped kerbs will be applied where appropriate.

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 existing strategy for lighting on site will be extended to give appropriate lighting to the modular building, wall mounted lighting is provided at the building entrance.

Dropped kerbs will be installed as necessary and footpath gradients although existing will be 1:21 or less. Where there is a level change that cannot be overcome though a shallow gradient footpath steps will be provided.

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.

Access to the modular building is by steps and ramps to comply with current building regulations and DDA compliant, handrails will have a colour contrast as will the step nosing's.

Steps - minimum width 1200mm wide, rise 150-170mm, going 280-425mm, circular handrail to both sides, terminating 300mm horizontally beyond the top and bottom of the steps. Contrasting nosings will be provided to the steps 55mm wide to the rise and going.

Ramps-thee surface width between walls, up stands or kerbs will not be less than 1500mm as in accordance with part M.

Landings at the foot and head of the ramp will be at least the width of the ramp and no less than 1500mm long clear of any door swing. (Part M 1200mm). Intermediate landings will be 1500mm long as in accordance with part M. The new unit will have external lights to enhance visibility to the building for the building users.
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.
Fencing and access gates will be erected to divide the PBS Unit from the school site.
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?
There is level access to the main school provided either by the main entrance or by an alternative accessible entrance. This is an existing situation and outside the remit of this project. The main and rear entrances to the modular building via steps and ramps as described in 9 External steps and ramps. The entrance door will have a clear width of at least 1000mm. The main and rear entrance doors will operate manually with an opening force of 30 Newton's or less.
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.
Not applicable to this project.
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.
Door weights as section 13, the finish and style of all handles types will comply to part M building regulations.
14) Lobbies & lobby doors
Detail dimensions of lobby and door details, also barrier matting, lighting/glare.
The entrance lobby will have barrier matting with no mat well, a suitable transition strip will be fixed between the barrier matting and the carpets to avoid the risk of trip hazards.
15) Ironmongery
Height and style of door furniture, lever handles, colour contrast, pull handles (15 point LRV difference)
Height, finish and style of all handle types to internal doors will comply with part M of the building regulations.
16) Reception Area
Heights and layouts of counters. Staff & visitor access. Knee space. Induction loops, seating arrangements.
The reception area has a low level counter to accommodate disabled users which allows for knee space, seating arrangements have been considered in the overall strategy for the building.
17) Additional spaces i.e. office, kitchen, meeting rooms etc.
Consider furniture types, chairs, work tops heights, induction loops, colour contrast, rise and fall equipment.
Not applicable for this project.
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.
The layout of the modular building is simple with circulation minimal and mostly leading into main teaching areas and toilet provisions. Classroom doors have a 300mm wall space at the leading edge, doors will be as

described in 11 above.
19) Internal ramps & steps
How are changes in level on circulation routes and into unique facilities dealt with? Internal ramp surface should contrast visually with level landings. Step nosings should be highlighted. Provision of handrail (if more than 2 steps)?
There are no changes of levels within the unit.
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)
Not applicable for this project.
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.
There is a disabled wc's in the Unit the other three WCs will standard type.
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.
All pupils will be supervised by an adult, the disabled WC suite is designed to meet DDA and Part M building regulations.
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/
It is not proposed to provide a changing facility for this project.
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 entrance door is a designated fire route and emergency escape, the building is small enough to allow escape in one direction. The assembly point will be adjacent to the staff car park.
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).
Not applicable for this project.
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)
Statutory signage is provided.
27) Colour contrast
Door furniture – LRV difference 15 points: Grey external door with silver handle, beech veneer internal doors with blue handles.

Wall to floor LRV difference 30 points: Cream walls and dark carpets and vinyl.
Skirting to wall same LRV: Blue skirting and cream walls.
Door and architrave different LRV to wall: Beech veneer doors with blue architrave
Signage – Letters to sign & sign to back ground LRV difference 70 points: N/A
Light switches: White on cream
Please ensure this information is detailed on plans.

Colours to the walls are proposed to be an off -white, doors, floor coverings and door coverings will provide a suitable contrast to conform with BS 8300;2009.

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.

On completion of the project a building manual will be handed to the end user which will detail any requirements for maintenance to include technical literature on specified products. A training provision for the end users will be provided.

