

Design and Access Statement (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 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:	South Downs College College Road Waterlooville Hampshire PO7 8AA	REF SD 2013 Access Statement	
Project Name:	Provision of Modular Building. (Dance Studio)		
Project Officer:	Geoff Curran / Alec Dirks		
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.

South Downs College are proposing to provide 2 Dance Studios in a modular building within the boundary of the College on an area currently used for car parking. The modular building is pre-fabricated and manufactured off site and it will comply 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 College to establish the requirement for college staff and students to access the dance studios. There are two other dance studios in the East Building of the college, which are fully accessible to disabled persons. Access to the two temporary dance studios will be by steps and ramp. Additional disabled toilet facilities are provided in this temporary building.

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 dance studio is being sited in a location which makes use of an existing footpaths and an additional safe access path will be provided across the car park. .
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 college 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 access to and from the highway arising from this proposal. There is staff and students parking on site. This will be temporarily be reduced by 34 spaces, out of a total of 884 parking spaces, short term reduced total 850. This will be managed through the college's existing parking scheme. No change will be made in the number of spaces reserved for visitors.
Pedestrian and vehicular movement on site is managed at present by the college and any changes will be risk assessed where there is a need.
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 site at this time. Pedestrian entry to the site is as existing, 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.
9) External Steps and Ramp
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 a ramp to comply with current building regulations and DDA compliant, handrails will have a colour contrast as will the step nosing's. Steps Design - 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.
The new unit will have external lights to enhance visibility to the building for the building users.
10) Landscaping features
No special features are planned
11) Main entrances to Existing 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 college building provided by the reception entrance and accessible entrances to all other buildings on the college campus. The main and rear entrances to the modular building are accessed via steps as described in 9 External Steps, above. 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.
Not applicable to this project.
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 building has no corridors
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.
An accessible toilet is provided to comply with Part M of the Building Regulations
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.

An accessible toilet is provided to comply with Part M of the 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/
A changing facility is provided for people with a disability by the provision of an enlarged accessible toilet, with a storage locker and drop down bench.
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 assembly is as detail in the existing Emergency Evacuation Plan. The rear door is also a fire escape route and complies to current building regulations.
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.