

# Planning application – Design, Access & Supporting Statement

**Property name:** Staunton Country Park

**Property address:** South of Middle Park Rd, Havant, PO9 5ET

**Works:** Provision of Lambing Shed

## Existing Building and Site

The site is a Country Park in Leigh Park, Havant. The park has a number of animals on the site which act as a way of attracting members of the public to visit.

## Brief

A brief was issued to provide a lambing shed at the park. This is to be used as a means of attracting visitors to the site during the spring lambing season. They will be able to see the lambs being born.

## Design Principles

The design is to be an agricultural style building. It is to be steel framed with a UPVC profiled sheeted roof. There will be some clear panels to allow daylight through. The building will be blockwork up to a height of approx 1,200mm and timber panelling up to the roof.

## Design Solutions

Consultations with structural engineers were held and a design solution for the free standing structure was reached.

## Access and Inclusion Principles

See appended access statement.

## Buildings & Plant/Serviceing

The surface water will be taken to a soakaway.

## Highways

There are no changes to the vehicular entrance planned as part of this scheme. The access is straightforward via a nearby route near the proposed work location.

## Environmental Protection

N/A

## Landscape Design

3no. trees will felled. Permission has been obtained for this (APP/13/00009).

## Ecology/Biodiversity

N/A

## Sustainability

N/A

## Archaeology

N/A



**Hampshire**  
County Council



## 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:                                            | Staunton Country Park | TMS Code: | P09748   |
| Project Name:                                    | Lambing Shed          |           |          |
| Project Officer:                                 | Stephen Wilson        |           |          |
| Consultation (Planning): Access Officer:         | Kim Walsgrove         | Date      | 28/03/13 |
| Consultation (Building Control): Access Officer: | NOT YET COMPLETED     | Date      |          |
| Consultation (Detailed Design): Access Officer:  | NOT YET COMPLETED     | Date      |          |
| Revision dates:                                  |                       |           |          |

### 1) Project summary

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

The new lambing shed at Staunton Country Park will house a number of ewes and lambs, for the general public to view.

The building will have an open entrance and exit with no doors or gates.

The entrance and exit will both be level.

The proposed lambing shed will have a path 2m wide.

- 3 APR 2013

### 2) Sources of advice and consultation

Planning Officers, Conservation Officers, Access Officers, historic buildings advisors, highways department.

Evidence of consultation with existing/planned building users.

The extent of input from local Access Groups or local organisations reflecting the views of disabled people.

**Please confirm that an equality impact assessment has been carried out in relation to this project and any equality issues identified have been included in the project design.**

Advice has been sought from Property Services' Access Officer.

A site meeting took place in 2012 with a Building Control Officer.

### 3) Design standards and guidance -

Approved Document M

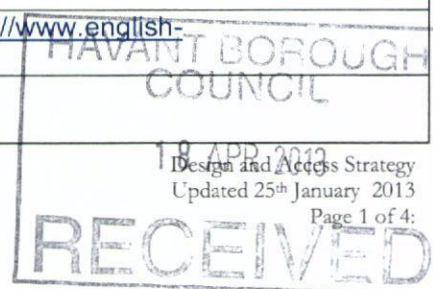
BS8300 (2009)

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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| <b>4) Pedestrians &amp; cyclists travelling to the site</b>                                                                                                                                                                                                                                                                                                                                                                                                            |
| Describe the accessibility/safety of the journey to the site for pedestrians and cyclists in the local area. What reasonable measures are included within the design to improve this (include people using mobility scooters/ wheelchairs, parents with pushchairs, cycle storage) Critical issues: path widths, surface materials, gradients, dropped kerbs, tactile paving, lighting, safe crossing routes, seating) May need to reference back to Green Travel Plan |
| No change to existing                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>5) Public Transport</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Describe the distances and accessibility of routes from bus stops and other major public transport modes to site (consider regularity of public transport services, low-floor buses etc pedestrian routes as (4)) May need to reference back to Green Travel Plan                                                                                                                                                                                                      |
| No change to existing                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>6) Vehicle approach &amp; parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| What approach has been taken to parking on site; for staff, visitors etc? Type of gate? If electrical is there audio/visual warning? Describe controls? How many designated parking bays provided for disabled persons. Size of bays? What are the travel distances from these to relevant entrances? How is vehicular traffic versus pedestrian movement managed? Have dropped kerbs been provided? Are there drop-off zones for cars/taxis/mini-buses?               |
| No change to existing                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>7) Pedestrian approach to the site</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Have catchment areas, different approach routes, gradients, barriers, dropped kerbs, signage etc been considered?                                                                                                                                                                                                                                                                                                                                                      |
| No change to existing                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>8) Pedestrian routes within the site</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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.                                                                        |
| There will be level access in and out of the lambing shed. There will be a path 2m wide, allowing enough space for wheelchairs and pushchairs etc... to pass.                                                                                                                                                                                                                                                                                                          |
| The existing gradients and surfacing within the park are to remain unchanged leading to the proposed location. There are no steps or barriers. This was considered OK by building control at the time of the visit.                                                                                                                                                                                                                                                    |
| <b>9) External steps and ramps</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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 change to existing                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>10) Landscaping features</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| External steps to play areas: detail the use of step nosings, handrails, tactile paving, seating, Type of surface, planting, fencing & play areas.                                                                                                                                                                                                                                                                                                                     |
| No change to existing                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>11) Main entrances to buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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?                                                              |
| As stated previously, there are open entrance / exits. These have level entry and exits.                                                                                                                                                                                                                                                                                                                                                                               |
| <b>12) Security &amp; entry phone systems</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Ensure these are accessible to deaf and hard of hearing people and people who cannot speak. Height of                                                                                                                                                                                                                                                                                                                                                                  |

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| control should be easily reached by all. Should be clearly visible to all. Position should be 1400mm clear of leading edge of door.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>13) External doors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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.                                                                                                                                                                                                                                                                                                                                                                            |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>14) Lobbies &amp; lobby doors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Detail dimensions of lobby and door details, also barrier matting, lighting/glare.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>15) Ironmongery</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Height and style of door furniture, lever handles, colour contrast, pull handles (15 point LRV difference)                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>16) Reception Area</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Heights and layouts of counters. Staff & visitor access. Knee space. Induction loops, seating arrangements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>17) Additional spaces i.e. office, kitchen, meeting rooms, prayer rooms etc.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>18) Horizontal circulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Circulation routes around building; corridor widths (pinch points); fire doors; 300mm to leading edge of manual doors, corridor doors – widths and weight.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>19) Internal ramps &amp; steps</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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)?                                                                                                                                                                                                                                                                                                                                           |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>20) Vertical circulation (inc lifts)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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)                                                                                                                                                                                                                                                                          |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>21) Standard wc's</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Provision for ambulant disabled people, larger cubicle, urinal heights, lever taps, colour contrast, door furniture. If the building is extended/alterd with WC provision please provide an explanation if it is not to include ambulant cubicles.                                                                                                                                                                                                                                                                                                                                    |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>22) Accessible wc's</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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/alterd 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| <b>23) Changing place facility</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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.<br>For more info <a href="http://www.changing-places.org/">http://www.changing-places.org/</a> |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>24) Egress</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Means of escape from upper floors; refuge areas, evac lifts; evacuation chairs, audio visual alarm systems, communication systems.<br>Management procedures/staff training.<br>Exits from ground floor.<br>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)                                                                                                                                                                                                                                                                                                                                                                                                                            |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>25) Acoustics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>26) Signage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>27) Colour contrast</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Door furniture – LRV difference 15 points<br>Wall to floor LRV difference 30 points<br>Skirting to wall same LRV<br>Door and architrave different LRV to wall<br>Signage – Letters to sign & sign to back ground LRV difference 70 points<br>Light switches<br>Please ensure this information is detailed on plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>28) Local management issues</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**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](mailto:accessteam@hants.gov.uk)



**Hampshire**  
County Council