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.

Project Name:	Winnall Primary School- Recladding & 2 Classrooms Extension	TMS Code:	P9644
Project Officer:	Sarah Collins		
Consultation (Planning): Access Officer:	Davinia Glanfield	Date	12.04.12
Consultation (Building Control): Access Officer:		Date	
Consultation (Detailed Design): Access Officer:		Date	
Revision dates:			

1) Project summary

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

The school is located on a sloping site in Winnall, Winchester within a suburban residential area. Winnall Primary will be a 1 form entry primary school with capacity for 210 children from ages 4 to 11. There are currently no disabled staff or children at the school However disabled visitors may visit the school and the extension and alterations have been considered for these visitors.

The original school is a timber frame system constructed in 1956. The existing entrance is very obvious at the front of the school but has a sloping access and steps although there are dropped kerbs from the visitor and staff carpark and the pedestrian footpath is clearly defined although the route from the car park is not defined.

The timber structure is vulnerable to decay with wet rot and has undergone various structural repairs and strengthening in the last 10 years. In addition the building fabric is poorly insulated. The proposed recladding aims to address these problems and make the building fit thermally for the next 30 years. In addition a two classroom extension is proposed which is envisaged to be required in the next couple of years to provide capacity to intake more children and help address the overall shortage of primary school places in the Winchester area. Hence it is anticipated that the recladding will occur first with the extension following.

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.

This access statement has been prepared in consultation with a Hampshire County Council Access Officer and the school.

3) Design standards and guidance

☒ Approved Document M

☒ BS8300 (2009)
☒ BB102 designing for disabled children and children with special educational needs (DFES website)
☒ School inclusion design brief http://www3.hants.gov.uk/property-project-procedures/property-project-procedures-practicenotes/pbr-propertyprocedures-access.htm
☐ BT Countryside for all
☐ English Heritage easy access to historic buildings/landscapes http://www.english-heritage.org.uk/upload/pdf/EAHL_tagged.pdf
☐ Other, please detail below

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

This is an existing property and the proposed extension will not change the current arrangements. The school has a Green Travel Plan in place.

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

This is an existing property and the proposed extension will not change the current arrangements

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?

This is an existing property and the proposed extension will not change the current arrangements, there will be an increase in pupils and staff as a result of the proposed extension. There is no designated parking bay for disabled in the carpark currently. There is a travel distance of 30 metres to the main entrance along a path with a gradient more than 1in 21 .

7) Pedestrian approach to the site

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

This is an existing property and the proposed extension will not change the current arrangements. There are various manual pedestrian gates into the school site and this will not be changed. The main entrance will still be accessible along a path with a gradient less than 1in 21 .

8) Pedestrian routes <u>within</u> 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 pathway to the main entrance is reasonably wide approx 1.8m , to accommodate passing in opposite directions. The path is tarmac for easy walking without trip hazards and reasonable circulation externally around the existing door entrance. The new extension will be accessed externally and levels will be modified so that the gradient is no greater than 1:21. The extension will have level access internally to existing ground floor spaces. External lighting will be present along this route.
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 external steps proposed as part of this project. New paving externally with a ramped access in excess of 1 in 21 will be constructed to give a level access to all the new main external doors.
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.
No new landscape features are proposed in this project
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?
No new main entrances on this project. All new external entrances are step free as above but there will be no new main entrances created by this extension.
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 school has an existing entry system. There are no plans to change this as part of 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 as (8). Thresholds as (9). Detail of vision panels.
New fire exits to the outside will be glazed, level access, step free and the main operating leaf will give a minimum clear opening width of 850mm. Doors will have a visual contrast with the frames and will have visible horizontal transoms, flush barrier matting and low level thresholds- not higher than 15mm to give a level access.
14) Lobbies & lobby doors
Detail dimensions of lobby and door details as (10), also barrier matting, lighting/glare.
The entrance areas will have a Coral Brush barrier matting to match the carpet.
15) Ironmongery
Height of door furniture, lever handles, colour contrast, pull handles (15 point LRV difference)
Ironmongery to doors will be satin anodised aluminium. Internal doors will be a colur to give a min

15LRV difference in colour. Walls will be white and door frames will be a mid grey to give colour contrast. Ironmongery will be installed at 1m from ffl. Vision panels 1400mm x 200mm slots will occur in every door other than store doors.

16) Reception

Heights and layouts of counters. Staff & visitor access. Knee space. Induction loops, seating arrangements.

There is no proposal to change the existing entrance arrangement

17) 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 proposed extension will occur off an existing corridor. This corridor is relatively wide. The new corridor will be approx 1.8metres wide. It is proposed that the doors to the new rooms will give a minimum clear opening width of 850mm(1010mm openings and 926mm doors) This will facilitate a visitor wheelchair turning off the corridor. Door weights and closers will require a max 20 N force to operate. There is 300mm to the leading edge of all doors.

18) 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)?

No changes in level on the proposed horizontal circulation routes. The level access in the school will be maintained.

19) Vertical circulation

Lifts & stairs: handrails, contrasting nosings, rise & going. Any unique facilities not wheelchair accessible?

No stairs, ramps or lifts are pro[posed as part of this project and there are no unique facilities which will not be wheelchair accessible.

20) 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.

A new fully accessible corner wc is proposed in the extension as there is no existing accessible wc for staff and to serve the main school hall. There are two easy access pupil toilets .Wall tiling will contrast with white sanitary ware and grab rails will contrast with both. See drawings. The facility will have an external flashing beacon onto the corridor.

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.

3 unisex wcs for girls and boys will be provided immediately off the classroom areas. Wall tiling will contrast with white sanitary ware and grab rails will contrast with both. See drawings. The children's toilets will have an outwards opening cubicle door with grab rails for ambulant disabled or children needing assistance. LRV difference of 30 colour contrast between floor / skirting and walls will be provided. Taps will be easily operable percussive type, door furniture will be satin anodised aluminium and will contrast with the door colour .

22) 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 extension is single storey with all spaces located at ground floor level. The proposals will also undergo a fire review to ensure compliance for escape in relation to exist locations and distances to a final exit. This information will be communicated to the school. In addition, the school will have management procedures in place to escort any disabled visitors out in emergency via level thresholds to safety outside.

Door furniture will contrast with the doors and be a type to give immediate release from the inside by either a push bar, push pad or a lever handle. For security, these doors will not be accessible from the outside without the use of a key. However, the door lock to classroom doors will be capable of being held back at play times to allow free access by the children to their toilets and classroom

23) 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).

Ceilings will be mineral fibre tile in the classrooms, corridors and wcs to give good sound absorption in the space, reduce reverberation and comply with BB93 for the relevant space. Walls between spaces will be designed to reduce noise transferral and comply with BB93.

24) 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)

Signage will comply with the above and be confirmed in due course.

25) Colour contrast

Door furniture – LRV difference15 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.
Internally, there will be a contrast between the wall and adjacent architrave so that when the door is open, a contrast always remains. Likewise handles will contrast with door colours.
26) 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.
The school will be made aware of the need to prevent obstruction of corridors and circulation spaces, and ensure maintenance of door closers, checking induction loop function etc

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.
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