

NOTE ON ACCESS STATEMENTS

The emphasis of Part M of the Building Regulations has changed from the specific provision for disabled people to the adoption of inclusive design solutions that acknowledge the wide ranging requirements of a diverse population. The new Approved Document M takes on board the concept of access statements. This statement should be used by applicants to highlight key issues which would be addressed when detailed proposals are submitted for Building Regulations approval.

These issues include the following:-

- The provision of accessible blue badge parking spaces
- Access route
- Layout & dimensions of footways & footpaths
- Choice, positioning and colour of street furniture
- Construction of crossing facilities
- Lighting
- Signing
- Entrances
- Internal design & layout / facilities, accessible wc's
- Emergency egress

This guidance note and enclosed draft access statement has been produced to assist developers in demonstrating that the project has been designed in accordance with the provisions of Part M of the Building Regulations.

For further guidance and advice on the Disability Discrimination Act please contact the Access Officer at Pembrokeshire County Council.

Tel. 01437 764551 ext. 5148
email alan.hunt@pembrokeshire.gov.uk



Access Statement for Building Control

Note: All relevant plans and documentation must be submitted with this statement

Site Address:

--

Date:

Contact details

Applicant's details

Name:	
Address:	
Post code:	
Telephone:	

Agent's details

Name:	
Address:	
Post code:	
Telephone:	

Description of development

To include description of proposed works. Size of proposed works, building use, number of occupiers, perceived modes of transport etc.

Design standards and guidance followed

Approved Document M (2004):	<input type="checkbox"/>
BS8300 (2001):	<input type="checkbox"/>
Sign Design Guide (ISBN 185878 412 3):	<input type="checkbox"/>
CADW – Overcoming the Barriers (ISBN 1 85760 104 1):	<input type="checkbox"/>
Building Sight (RNIB Publications – ISBN 1 85878 074 8):	<input type="checkbox"/>
BT Countryside for All (2001):	<input type="checkbox"/>
Other (please detail below):	<input type="checkbox"/>
	<input type="checkbox"/>

Philosophy and approach

view of the applicant's/developer's philosophy regarding access for disabled people and inclusive design

This section must include specific examples of how individual design proposals within the project reflect this philosophy.

Reference to current/pending legislation may also be relevant.

Key access issues of the design – see pages 5 & 6

This should include direct reference to key design attributes in relation to:

- Approach
- Parking
- Entrances
- Horizontal circulation
- Vertical circulation
- Access to services
- Emergency egress
- etc.

Sources of advice and consultation

Include references to relevant British Standards

Consultation with planners, conservation officers, access officers etc.

Evidence of consultation with existing/planned building users (where appropriate)

The extent of input from local access groups or local organisations reflecting the views of disabled people.

Details of user-testing that has been carried out involving disabled people

Results of visitor and non-visitor surveys.

Nature and impact of environmental constraints

Where environmental factors act to constrain compliance with the relevant design guidance an explanation of the individual constraints should be included. These may include constraints imposed by an existing structure during an extension, or geographical constraints on new or existing developments.

The responsibility will be on the developer to explain why the relevant design guidance can't be achieved in any particular situation and to provide material evidence to this effect.

One alternate solution that has been considered should also be described for each instance in which the design is felt to deviate from the relevant design guidance.

Proposed solutions for overcoming identified constraints

Where deviation from the relevant design guidance is proposed as a solution an explanation of how the relevant barrier can be 'reasonably' overcome should be explained.

What steps have been taken to ensure this information is made available to building occupiers.

Explain the steps taken by the designers to ensure the above access philosophy and information particular to the site is fully integrated into the long-term management of the site.

Additional material information

Any additional information in support of the proposed development.

Detailed design considerations might include the following:

Site Description

A brief description of the location of the development as related to the infrastructure and possible limitations to accessibility.

Access by

Pedestrian
Car/Private Vehicle
Rail/Tube
Bus

Vehicle Parking

Safe accessible access Route/s and Outdoor Public Space/s

Main and Alternate Entrance

Door and Lobby Style
Exterior Signage
Colour, tone and contrast
Enunciator etc.

Accessible Toilet and Changing Provision

Horizontal Circulation

Consider texture tone and colours to define routes and aid navigation.
For details, please refer to the Disability Rights Commission guidance on Access Statements

Vertical circulation

(Include staircase style and lift design)
Consider texture tone and colours to define routes and aid navigation.
For details, please refer to the Disability Rights Commission guidance on Access Statements.

Hearing and other aids

Include Hearing loops, vibrating alarms and other communication devices

Emergency Provisions

Note: some items will not apply to single occupant domestic buildings

Emergency/Fire Philosophy

Explain the philosophy behind the emergency evacuation provisions and recommendations to building operators.

Alarm systems

Detail Types

Routes and Refuges

(include emergency lighting and communications).

Stairs & Lifts

Size design and availability and alternatives when power is off.

Signage and Notices

Good signage and readable notices are essential in public access buildings

Evacuation Planning and Provision

Explain what the occupier should include in their planning for employees and Visitors.

Equipment

What emergency and evacuation equipment is provided. Include communications from refuges to control point

Specific Limitations

(include any limitations to public or employee numbers or access.)

See also:

Building Regulations Part B – fire safety

British Standard 5588 – fire safety codes

British Standard 9999 – draft code:2005