

## Access Statement



The Spinney, Twyncyn, Dinas Powys, CF64 4AS

July 2019

## **Background**

This report was prepared to accompany a set of plans and elevations, for the change of use from an annex for living and recording studio, to a new unit for home schooled children. The unit will be temporary until a permanent site has been found and designed.

## **Statement of Intent**

The proposed works will mainly see the stripping out of internal walls to provide a much more open plan teaching area on the ground and first floor. The area of each floor will be 58sqm, 108sqm in total. The unit will be temporary until a permanent site has been found and designed and will accommodate children who will be home schooled. The age range will be between 10 and 12, limited to 10 children per class.

The main entrance to the unit will have a DDA complaint ramp to it, but the bigger site geography will be bringing the children from the agreed drop off point, as detailed on the transport document, while one of the teachers walk the children to the school, via the existing pavement networks. Teachers will be able to park outside the unit as there is ample parking in front. Any disabled children can also be dropped off to the main door; and be taught on the ground floor.

All internal work will be designed in accordance with Building Control Part K, L and M, along with BS 8300:2001. All doors will be designed to have a minimum opening of 775mm face on.

## **Vehicular and transport links**

At the moment, children will be dropped off at a designated point, met by a teacher and walked to school via the network of pavements.

In this section provide an explanation of how prospective building users will be able to access the development from the existing transport network. Disabled users will be able to access the site via car as arrangements. The layout of the building uses existing openings, but also introduces large openings for access.

At the moment, emergency services can access the site via the private drive, but this will be explained more in the transport statement.

## **Commitment to maintaining an access statement**

Parking is available in front of the new school unit and will be maintained through its short life. All the works however minimal will comply with the Disability Discrimination Act. All emergency exits will have signage and lighting.

## **Main design references used included:**

The Approved Document to Part M (2004)

- BS 8300:2001
- The Sign Design Guide (The Sign Design Society)
- Building Sight (RNIB)
- DRC Codes of Practice
- Guidance on Access Statements (DRC)
- Inclusive Projects (DPTAC)
- Planning and Access for Disabled People – A Good Practice Guide (ODPM)
- Inclusive Mobility (Department for Transport)
- The Access Directory (DPTAC)