

DESIGN AND ACCESS STATEMENTS FOR 2 No. NEW DAY UNITS

Travellers' Site, Kempston Hardwick,
Bedfordshire

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1 Preamble

This proposal is for the construction of 2 No. new day units situated within the existing travellers' site at Kempston Hardwick. The 'LA Gypsy/Travellers' sites in England' Study (ODPM-July 03) has undertaken extensive research on travellers' site provisions. This study threw up several points which can be applied to this site.

1. Ideally the size should be very small, say between 12-20 pitches. The works proposed show an investment in raising standards which fit this criterion exactly.
2. The units proposed with larger day rooms would raise the standards to a consistent level across the county's sites, thereby establishing a standardised benchmark.
3. Residents would welcome a better site environment with boundary and surface treatments which feel less like a camp and more like a normal residential area.

2 Project description

Use of the Site

Residential use is already established on the site, and this proposal will extend that by adding another 2 No. plots, making a total of 18 No.

Size of the Proposals

This is a single storey design accommodating 2 No. units.

The internal floor area is 47.3 square metres. These plots will have internal WC provision.

In terms of energy use, drainage and refuse disposal, and car parking, there will be a fairly nominal increase in the call upon these local services if they are needed.

Scale of the Proposals

The proposals will replicate all the features of the existing buildings and will make a very small impact on both the footprint which exists, and the overall scale and feel of the site, and will lie behind a backing obscuring the proposal from the road.

The single storey low flush eaves design of the existing will be carried over into the new work and will provide a scale of building which is child friendly.

Landscaping Around the Proposals

The character of the site is that the existing buildings are sited within a secure perimeter created by a 1.8 metre high metal paling fence part of which will be removed with the erection of a new additional fence to match existing to enclose the enlarged curtilage of the site

Due to the problems which exist on the site with relation to the existing drainage system, it is proposed to install a new catchpit in the area prior to the existing pumps. The excavated material for this item together with the existing mound will be spread over the adjacent land within the site with the existing mound retained and repositioned. This will also include the material excavated after the banking is cut back to allow for the construction of the proposed development.

The soft landscaping of the site comprises occasional planting. There is a shrubbed area on the end of the site where the new work will take place, and this will be preserved, along with various hard landscaping features such as paths.

Appearance

The architectural design, materials and siting are all intended to ensure that the new building is virtually indistinguishable from the existing. This attention to detail should provide an attractive addition to the site.

3 Access Statement

The following points are based upon Bedfordshire County Council Planning Policy and National Building Regulations, and other guidance listed in Section 4.

Access Policy

It is County Council policy that all development is of inclusive design and will not create environmental barriers to employment, services, education or public transport. Therefore all design will be informed by Approved Document M (2004), BS 8300 and accredited service specific guidance.

Design Objectives

People, regardless of disability, age or gender, will be able to reach the principal entrance to the building and other entrances as described by the Approved Document M, from the site boundary and from car parking within the site.

Elements of the building will not constitute a hazard to users, especially people with impaired sight, but rather assist in way-finding.

There will be appropriate sanitary accommodation for the users of the building.

Access to the Site

The approach to the site will have a surface width not less than 1.5m.

The gradient of the approach will not exceed 1:12.

The designated parking spaces will be sited as close as possible to the principal entrance on firm and level ground. Their dimensions will be in accordance with the Approved Document to Part M (2004).

Access to the Building

There will be a level area which is not smaller than 1500 x 1500mm, clear of the door swings, in front of each entrance.

The glazed entrance doors will be clearly defined with manifestation on the glass at two levels (between 850-1000mm and 1400-1600mm above the floor), which will contrast visually with the background seen through the glass.

The door thresholds will be level. The internal floor finish of the entrance lobby and other entrances will be a barrier matting which will serve to remove rainwater from shoes and wheelchairs. This surface will not impede the access of a wheelchair or create a trip hazard.

Internal Circulation

All door furniture will contrast visually with the surface of the door. Where latches have been specified, these will be activated by the lever handle, which can be operated by a closed fist.

Where doors are not self-closing, the surface of the leading edge of the door will contrast visually with the other door surfaces and surroundings.

Vision panels in doors will be provided in accordance with the requirements of the Approved Document to Part M (2004).

Projecting elements such as columns and radiators will be avoided.

Facilities

There will be a kitchen designed to allow cookery for one or two people.

There will be basic sanitary accommodation provided to suit the needs of the occupiers.

4 References

ODPM (2004), *The Building Regulations (2000), Part M - Access to and use of Buildings*, 2004 edition, & the Approved Document to Part M (2004), The Stationery Office.

BS 8300 : 2001 - *Design of Buildings and their Approaches to Meet the Needs of Disabled People*, Code of Practice, BSI, 2001.

The Disability Discrimination Act 1995 (DDA), The Stationery Office.

DfES Building Bulletin 94 *Inclusive School Design*

ODPM (2003). Local Authority Gypsy/Travellers Sites in England, Study.