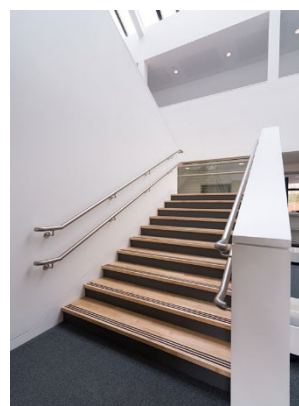
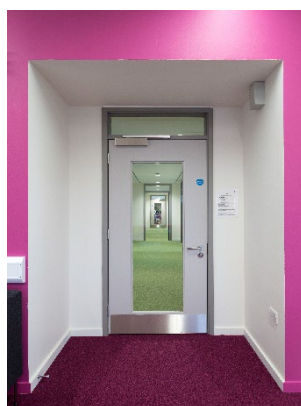


Access Strategy

For Planning & Building Control Applications



Access Strategy

For Planning & Building Control Applications

This Access Strategy should be submitted as part of the Planning Application (Section One) and as part of the Building Regulation Application (Section Two). The completed document is also to be included in the building users/occupiers manual.

It is important that you clearly communicate how your project meets the requirements of the provisions set out in Approved Document M/K - Building Regulations in your working drawings to demonstrate your commitment to design that is accessible and inclusive to all.

If your drawings show that all the relevant Approved Documents and design standards have been met, then you only need to complete the introduction to the Access Strategy.

When an alternative solution is proposed must you be able to demonstrate that your design solution is robust, appropriate, and equivalent to, or better than the provisions set out in Approved Documents M & K. This should be discussed and agreed with the Access Team.

This document will be used to record any dialogue and recommendations between the Project Officer and Access Officer. It will not be signed off until all drawings and specifications are updated prior to Planning/Building Control submission.

Please contact the Access Team to discuss your project prior to any submissions.
(Kim Walsgrove 0370 779 0925 or Shona Forsyth 0370 779 1653)

Advice provided by the Access Team will be based on the requirements of the Approved Documents and other best practice information. Further guidance and best practice information can be found at:
<https://hants.sharepoint.com/sites/PS/SitePages/Accessibility.aspx>

Site	Hexham Road, Reading	TMS Code	E05076
Project Name	Hexham Road, The Willows redevelopment		
Project Officer	Steve Mathews		

Section One – Planning RIBA Stage D	Shona Forsyth	Date	20/01.2023
Section Two - Building Control RIBA Stage F	ACCESS OFFICER Sign and date	Date	
Section Three - Final Design (<u>only required</u> if details are not fully agreed at Building Control stage) RIBA Stage J or K	ACCESS OFFICER Sign and date	Date	
Revision dates:			

Introduction (to be completed for ALL projects)

1) Project summary

The site is located south of Reading city centre on the corner of Hexham Road and Northumberland Avenue on the now demolished Willows Care Home site (0.46Ha). The scheme consists of a single building with differing uses across four storeys, containing 4 general needs housing flats (Class C3, Category 2), 2 general needs housing flats (Class C3, Category 3 - which are larger wheelchair accessible flats, 36 sheltered housing flats (Class C3 Category 2), a 31 place day service for adults with profound and multiple learning disabilities (Class E(f)) and associated roadways, car parking, bike parking, open space, communal terraces for sheltered flat users, gardens for the ground floor general needs flats and gardens for the day service, all with associated infrastructure.

The building has been developed with the 4-storey element situated on Northumberland Avenue. The

building steps down and wraps around the site to the south culminating in a two-storey element adjacent to the two-storey pitched roof terrace houses which run along Hexham Road.

2) Sources of advice and consultation (other than the access team)

Reading Borough Council Access Working Group

3) Design standards and guidance applied

Approved Document M vol 1 Dwellings M4(1) Category 1 visitable dwellings, M4(2) Category 2 accessible and adaptable dwellings and M4(3) wheelchair user dwellings.

Approved document M Vol 2

Housing LIN Design Principles for Extra Care Housing (3rd edition)

BS8300 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice

BS 9266:2013 Design of accessible and adaptable general needs housing – Code of practice

Section One – Planning Application

4) Level approach to and around the site (Pedestrians and vehicles).

The development is in a location with good accessibility to the town centre and transport links which will support all people who live, attend services or work on the site to access it easily via walking or by using public transport. Reading West and Reading train stations are a 15-minute bus journey away and 24 hour buses are available on Northumberland Avenue.

The proposal alters and adapts the existing car park area with the addition of a second vehicle entrance. This forms a one way in and out loop which reduces the requirement for vehicles to reverse and therefore reduces the potential for harm. Vehicle access is restricted onto the site with bollards and fences from any other location, clearly defining the safe car-free zones.

The PMLD day care centre is serviced by individual cars, taxis and minibuses which will be able to pull into the car park and have a defined path through the day care centre entrance. All areas within the PMLD will be wheelchair accessible.

All pedestrian routes into and around the site are between 1.8 and 2.0 metres wide.

A secure cycle store is provided for all residents and staff in a secure cycle stores to the North East of the site and to the South of the site. Spaces will be provided on a two-tier system based on 0.5 spaces per flat and staff members (21 in total).

A secure mobility scooter store for 10 scooters is provided for sheltered residents. Access is provided from the scooter store directly into the lift lobby for the sheltered accommodation. Stair access is available to all upper floor flats in 3 locations. 2 lifts are provided at either end of the taller four storey element along Northumberland Avenue.

All ground floor flats are accessed via a separate entrance both to the north and south of the site. All areas and floors within the building will be wheelchair accessible via fire evacuation lifts for each user group.

5) Car-parking and setting down points

As noted in item 4, above, the proposal creates a new in and out loop for parking and drop off. This will allow for deliveries, refuse collection & fire tender access to the development. There will be a total of 16 spaces provided on the site and three pool car spaces in Hexham Road. 3 spaces will be for disabled users.

The day service users arrive by taxi or 'Readibus'. The vehicle tracking has been modelled to fit within the space allowed and a drop-off apron in front of the main entrance has been provided to assist with the efficiency of drop-off.

Please refer to the Design and Access statement for further details.

Given that the site has excellent access to the centre of Reading via sustainable means, with excellent rapid transit public transport links being very accessible and close to the site, the proposal seeks to discourage private car travel. The proposed parking strategy is as follows:

Use	Provision
Wheelchair accessible flats (2nr)	2 allocated accessible space (1 per flat)
Sheltered flats (36nr)	1 space per 6 flats (6 spaces) 10 mobility scooter spaces
General Needs Flats (4nr)	4 spaces (1 per flat)
Day Service	1 space per 3 members of staff (6 spaces)

11 EV charging points are proposed - exceeding the Borough's provision requirements.

6) External ramps and steps
There are no external ramps or steps to the north of the site along Hexham Road. To the south, along Bede walk, the pedestrian entrance to the site is via two nr steps with tactile paving, step nosings, handrails and a shallow ramp, less than 1 in 20.
7) External handrails
External handrails will be detailed in external grade stainless steel. These will meet the requirements under ADM and ADK.
8) Hazards (on external access routes)
None known.

Section Two - Building Regulations Application

9) Accessible entrances and external doors (inc. accessible doors)

10) Entrance lobby and reception

11) Internal doors, corridors and internal lobbies

12) Lifts, stairs and ramps

13) Internal spaces and facilities (wet areas, staff room, kitchenettes, specialist teaching areas)

14) Switches, sockets and controls

15) Aids to communication

16) Sanitary accommodation (general and accessible facilities inc. hygiene rooms where applicable)

17) Means of escape for disabled people

18) Manifestation

Guidance Notes

Introduction

The guidance notes and checklists provided do not need to be submitted to the Access Team or Building Control they are to assist Project Officers in demonstrating their commitment to a design that is accessible and inclusive to all.

1) Project summary

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

2) Sources of advice and consultation

- Who have you consulted with? Planning Officers, Conservation Officers, Access Officers, Historic Buildings Advisors or Highways Department. Also, 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.

3) Design standards and guidance

- [Approved Document M](#): Access to and use of buildings
- [Approved Document K](#): Protection from falling, collision and impact
- BS8300-1 & 2:2018: Design of an accessible and inclusive built environment
- [Building Bulletin 102](#): Designing for disabled children and children with special educational needs. (Area guidance is superseded by BB104 but general guidance is still relevant.)
- [Building Bulletin 104](#): Area guidelines for SEND and alternative provision.
- English Heritage [easy access to historic buildings/landscapes](#)
- [Sport England guidance for accessible sports and changing facilities](#)
- Property Services [Access team pages](#)

Section One checklist – Planning Application

4) Level approach to and around the site (Pedestrians and vehicles)

Approach (AD M vol2 1.13) P17

Approach gradient	☐	Signage & lighting	☐	Passing places	☐
Surface width	☐	Tactile paving use	☐	Surface materials	☐

5) Car-parking and setting down points

Car parking & setting down points (AD M vol2 1.18) P19

Number of bays	☐	Dropped kerb	☐	Bay dimensions	☐
Setting down point	☐	Surface materials	☐	Signage	☐
Car park entry system	☐				

6) External ramps and steps

6) External ramped access (AD M vol2 1.26) P20

Location apparent	☐	Visual contrast	☐	Gradient suitable	☐
Landings level	☐	Total rise <2m	☐	Passing places	☐
Surface width	☐	Handrails	☐	Slip resistance	☐
Sign posting	☐	Up-stands	☐		

External stepped access (AD M vol2 1.33) P21

Level landing	☐	Nosings	☐	Width	☐
Rise & going length	☐	Tactile surface	☐	Rise not open	☐
Side access	☐	Handrails	☐	Door swings	☐
Visual Contrast	☐	Step protection	☐	No single steps	☐

7) External handrails

External handrails (AD M vol2 1.33) P23

Vertical height	☐	Visual contrast	☐	Step protection	☐
No single steps	☐	Second rail	☐	Termination detail	☐
Continuous	☐	Profile	☐	Length it protrudes	☐
Handrail wall clearance	☐				

8) Hazards			
Hazards on access routes (AD M vol2 1.39) P24			
Projections guarded	☐	Kerbs	☐
Section Two checklist - Building Regulations Application			
9) Accessible entrance and external doors (Inc. accessible doors)			
Accessible entrances (AD M vol2 2.4) P24			
Sign posted	☐	Weather protection	☐
Easily identified	☐	Floor surfaces	☐
Structural hazards	☐	Mat wells	☐
Level landing	☐		
		Entry systems	☐
		Level threshold	☐
		Alternative entrance	☐
Doors to Accessible entrances (AD M vol2 2.8) P24			
Opening force	☐	Effective clear widths	☐
		Vision panels	☐
Manually operated non-powered entrance doors (AD M vol2 2.14) P25			
Opening force	☐	Door furniture	☐
Visual contrast	☐	Effective clear width	☐
		Pull side clearance	☐
Powered entrance doors (AD M vol2 2.18) P26			
Controls design	☐	Safety stop systems	☐
Manual control	☐	Warnings	☐
Sensors	☐		
		Controls position	☐
		Opening projection	☐
Glass entrance doors & glazed screens (AD K 7.1) P39			
Manifestation height	☐	Manifestation design	☐
Visual contrast	☐	Differentiation	☐
		Leading edge identified	☐
10) Entrance lobby and reception			
Entrance lobbies (AD M vol2 2.25) P27			
Dimensions	☐	Mat wells	☐
Glazing	☐	Circulation hazards	☐
		Floor surfaces	☐
Entrance hall and reception area (AD M vol2 3.2) P29			
Location	☐	Desk height & recess	☐
Hearing system	☐	Space in-front	☐
		Circulation	☐
		Floor surfaces	☐
11) Internal doors, corridors and internal lobbies			
Internal doors (AD M vol2 3.7) P29			
Opening force	☐	Leading edge	☐
Vision panels	☐	Pull side space	☐
Door furniture	☐	Glazing differentiation	☐
Fire doors held open	☐	Frame contrast	☐
		Widths	☐
		Manifestations	☐
		Furniture contrast	☐
		Low energy doors	☐
Corridors (AD M vol2 3.11) P31			
Projections	☐	WC doors	☐
Wider leaf position	☐	Passing places	☐
Gradients	☐	Slip resistance	☐
Manifestations	☐	Exposed edges	☐
Door opening onto	☐		
		Width	☐
		Floor surface position	☐
		Rest areas	☐
		Lockers	☐
Internal lobbies (AD M vol2 3.15) P32			
Dimensions	☐	Floor surface junctions	☐
Hazards	☐		
		Glazing	☐

12) Lift, stairs and ramps			
Provision for lifting devices (AD M vol2 3.21) P32			
Is lift provided	☐	Lift type complies	☐
General requirements for lifting devices (AD M vol2 3.25) P33			
Approach	☐	Control visual contrast	☐
Landing call buttons	☐	Handrails	☐
		Lift floor colour	☐
		Emergency comms.	☐
Passenger lifts (Part M vol2 3.29) P33			
Meet SI 1992/3073	☐	Door opening safety	☐
Car controls	☐	Suitable mirror	☐
Entrance width	☐	Visual contrast	☐
Audible & Visual info.	☐	Fire lift	☐
		Dimensions	☐
		Landing controls	☐
		Manifestations	☐
		Serve all storeys	☐
Lifting platforms (AD M vol2 3.35) P35			
Meet SI 1993/3073	☐	Landing call buttons	☐
Visual contrast doors	☐	Controls position	☐
Control design	☐	Manifestations	☐
Instructions	☐	Door width	☐
		Vertical travel limit	☐
		Audible & Visual warn.	☐
		Dimensions	☐
		Speed	☐
Internal stairs (AD K 1.1) P4			
Level landing	☐	Nosing projection	☐
Step going	☐	Door swing	☐
Door swing	☐	Riser not open	☐
Handrail	☐	No single steps	☐
Nosing apparent	☐	Step rise	☐
		Landing length	☐
		Riser not open	☐
		Flight width	☐
		Number of risers	☐
Internal ramps (AD K 2.1) P18			
Handrails	☐	Visual contrast	☐
Kerb	☐	Flight length/rise	☐
Width	☐	Landings	☐
		Gradient	☐
		Steps	☐
		Slip resistant	☐
Handrails to internal steps, stairs and Internal ramps (AD K 1.34) P14			
Vertical height	☐	Second rail	☐
Continuous	☐	Profile	☐
Length It protrudes	☐	Visual contrast	☐
Slip resistance	☐	Support clearance	☐
		Termination detail	☐
		Nosing extension	☐
		Handrail wall clearance	☐
13) Internal spaces and facilities (wet areas, staff room, kitchenettes, specialist teaching areas)			
Audience and spectator facilities (AD M vol2 4.5) P38			
Approach route	☐	Space provision	☐
Assistance dog space	☐	Level of provision	☐
Provision in pairs	☐	Accessible podium	☐
Hearing enhancement	☐	Level surface	☐
		Handrails to steps	☐
		Detachable arms	☐
		Range of locations	☐
Refreshment facilities (AD M vol2 4.13) P40			
Access to all areas	☐	Height and clearance	☐
Knee Space	☐	Tap	☐
		Surface height	☐
		Self / table service	☐
14) Switches, sockets and controls			
Switches, outlets and controls (AD M vol2 4.25) P43			
Socket heights	☐	Pull cord switches	☐
Light switch design	☐	Location	☐
		Switch heights	☐
		Visual contrast	☐
15) Aids to communication			
Aids to communications (AD M vol2 4.31) P45			
Visual & audio	☐	Enhancement system	☐
Lighting	☐		Signage ☐

16) Sanitary accommodation (general and accessible)					
Sanitary accommodation generally (AD M vol2 5.3) P47					
Tap handle design	☐	Heat emitters	☐	Door handles	☐
Visual contrast	☐	Door bolts/locks	☐	Assistance alarms	☐
Emergency access	☐	Lighting controls	☐	Emergency egress	☐
Flush control	☐				
Provision of toilet accommodation (AD M vol2 5.5) P48					
Larger WC needed	☐	Ambulant disabled	☐	Accessible WC	☐
Enlarged cubicle	☐				
Wheelchair accessible unisex toilets (AD M vol2 5.8) P48					
Location	☐	Multi-storey location	☐	Handed layouts	☐
Door opening direction	☐	Dimensions	☐	Travel distances	☐
Approach	☐	Position of fittings	☐	Alarm provision	☐
Flush handle position	☐	Heat emitters	☐		
Toilets in separate sex washrooms (AD M vol2 5.11) P51					
Door swing	☐	Enlarged compartments	☐	Dimensions	☐
WC Pan height	☐	Wheelchair access	☐		
Wheelchair accessible changing and shower facilities (AD M vol2 5.15) P52					
Choice of layouts	☐	Limb storage	☐	Dimensions	☐
Location of fittings	☐	Subdivisions	☐	Flooring	☐
Mixed provision	☐	Rail & seats	☐	Alarms	☐
Shower curtain	☐	Shelf	☐	Control positions	☐
Wheelchair accessible bathrooms (AD M vol2 5.19) P56					
Dimensions	☐	Flooring	☐	Fittings & fixtures	☐
Transfer seat	☐	Layout choice	☐	Entrance doors	☐
Alarms	☐				
Changing places/Hygiene rooms (BS8300) (AD M vol2 revision 2020 5.6 & 5.7) P48 & Access Team guidance					
Minimum size	☐	Visual contrast	☐	Changing bed	☐
Outward opening door	☐	Peninsular layout	☐	1000mm door	☐
Two basins	☐	Hoist	☐		
17) Means of escape for disabled people					
Refuge areas	☐	Evac lifts	☐	Evac chairs	☐
Audio/visual alarms	☐	Staff training	☐	Management procedure	☐