DESIGN AND ACCESS STATEMENT

FOR

REPLACEMENT FRONT AND REAR ENTRANCE DOORS AND GLAZED SCREENS (PHASE 2&3)

AT

BLOCKS 1-10, 11-18, 19-28, 29-36, 37-48, 49-52, 53-62, 63-72 & 73-84 BEACHCROFT PLACE, LANCING, BN15 8JN

FOR

ADUR HOMES

BY

ADUR & WORTHING SURVEYING & DESIGN SERVICES

MARCH 2018

ADUR DISTRICT COUNCIL

Adur District Council, Worthing Town Hall, Chapel Road,
Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk

1. Introduction

1.1. This statement is prepared in respect of proposals to replace the front and rear entrance doors and glazed screens (including integral flat roof/canopies and access controls) to the common parts at Blocks 1-10, 11-18, 19-28, 29-36, 37-48, 49-52, 53-62, 63-72 & 73-84 Beachcroft Place, Lancing, BN15 8JN.

1.2. This statement has been prepared by Adur & Worthing Councils' Surveying & Design Services department on behalf of Adur Homes in order to aid understanding of the rationale behind the design proposal.

1.3. Adur Homes is the brand name for Adur District Council's local authority council housing service and delivers housing and related support services throughout the District of Adur.

1.4. This statement has been prepared following the guidance detailed within CABE document *'Design and access statements – How to write, read and use them'*

Due the nature and scale of the proposals, the following areas have been assessed:

- Location & Use
- Appearance
- Amount
- Access

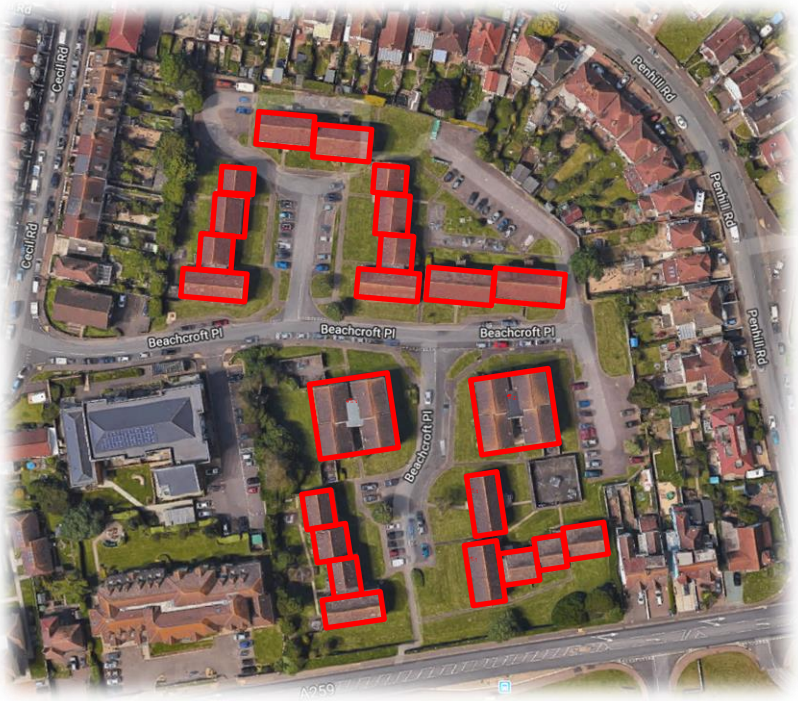
2. Location & Use

2.1. Beachcroft Place is located in the parish of Lancing. It is a residential cul-de-sac accessed via Cecil Road to the west, with Penhill Road Lane to the east and north, and the A259 coast road to the south.



Blue indicates site of Beachcroft Place flats

2.2. The existing timber framed doors and glazed screens affording common access to the purpose built flats throughout the estate have deteriorated to a point where they are beyond repair and should be replaced. In light of this, Adur Homes has earmarked Beachcroft Place for substantial investment over the coming years.



Red lines indicate location of blocks at Beachcroft Place

3. Appearance

3.1. The blocks, constructed circa 1975, appear to be of traditional brick cavity wall construction, underlying the clad pitched roofs.

3.2. Each block is provided with shared front entrances to the respective building compartments which are accessed from the street level. In addition, each block has a directly linked rear entrance, the majority of which are afforded open public access relative to the unrestricted open plan landscaping of the estate.

3.3. The common/shared parts of each block comprise conventional non-flame retardant emulsion painted plastered walls, timber joinery and metalwork stair railings and landing protection, with PVC/asbestos tiled floor coverings and stair treads. Concrete staircases provide direct access to floors above ground level.

3.4. Common access to each block is via painted (white and red) timber framed fully glazed single leaf manually operated doors, with full height and glazed sidelights all as originally constructed.

3.5. To the first floor above the entrances are glazed screening of a painted (white) softwood timber construction and single glazed.

3.6. Access control to each block is via a conventional electronic door entry system fitted with 'trade' direct access push buttons to afford trade access.

3.7. Many of the entrance doors are protected with open flat roof weather protective canopies of timber and bituminous felt coverings and asbestos/fibrous cement soffits.

4. Amount

4.1. Entrance Doors and Glazed Screens (ground floor)

Condition

At all locations the originally constructed painted softwood timber frames and doors remain. At a number of locations both the timber frame sections and doors show extensive evidence of deterioration and failing, as such, they are considered beyond economic repair.

Design Solution / Consideration

To remove the existing entrance door and adjacent screen complete. Supply and install new steel or aluminium framed glazed system affording 'Secure by Design' access control, security robustness and level accessibility across the threshold.

4.2. Common Way Entrance Screens (above ground floor level)

Condition

These are of painted softwood timber construction, single glazed and primarily as an integral part of the front entrance door/screen and canopy, all as originally constructed. At many locations, deterioration of the structural timber frame due to wet rot is significant. Some screens have received unconventional and clumsily constructed "strap on timber" holding repairs relating to structural elements and in particular large glazing panels.

Design Solution / Consideration

Include for the provision of new aluminium or reinforced PVCu window systems in conjunction with replacement entrance door/screen and canopy works. Ensure that fenestration design take into consideration requirements for natural ventilation (and where necessary, fire smoke evacuation) in regard to all common/shared parts of the blocks**.**

4.3. Canopies

Condition

These exist as bespoke design and construction at each front and rear entrances. Each canopy is of flat roof painted timber construction with bituminous felt and stone chippings covering, noted at many locations each canopy is either constructed between the external brick walls of the building or externally structurally supported by tubular metal poles. These canopies in the main are showing significant effects of deterioration and erosion resultant from age and weather exposure.

Design Solution / Consideration

To remove existing canopies complete as an integral part of the originally constructed building entrance and first floor common way area glazed window screens above. To supply and install new bespoke designed and constructed structural support framework with fascias and soffits being constructed using modern fabrics (PVC/GRP/GRC) offering appropriate robustness and reduced maintenance cycles. Weather proofing system to be either a high performance bituminous felt/epdm rubber or GRP system all affording the necessary fire resistance.

5. Access

5.1. Person Access

Access for people has been considered in terms of:

- The Equalities Act 2010 (formerly Disability Discrimination Act 1995)
- Approved Document M – Access to and Use of Buildings
- The Regulatory Reform (Fire Safety) Order 2005
- Secure by Design

5.2. Door Access Controls

Condition

All front entrance doors are fitted with ageing push button electronic control systems. All call panels currently include a 'trades' entry button, not all of which offer restricted access. The majority of rear entrance doors are directly accessible from the surrounding areas, including car parking and communal gardens. Access is made via entrance door key.

Access panels

At all locations the call point panels are not "accessible" relative to BS8300 standards as outlined within the Equalities Act 2010. These panels are fitted at approximately 1400mm high (between ground level and the bottom of the access panel plate).

At a large number of locations, normal access to the push button panel is limited due to the location being too far to one side of the entrance door, not accessible directly from the concrete path and obstructed by an entrance canopy pole

In terms of existing building security, at a number of locations, access was readily available due to mechanisms being dysfunctional. Where mechanisms were working, access is readily available by pressing the 'trades' button.

Fire Safety Management & Control

The existence of 'trades' buttons provided uncontrolled access by the public within the timed settings. The existing systems installed do not have any Fire Control button which would hold the door locking mechanism open for a designated timed period in the event of the need to make an emergency evacuation

Design Solution / Consideration

To include for the provision of a cloud based remote management and control system with the existing door entrance control units being replaced with a fob operated access system incorporated within the new front and rear entrance door screens (Secure by Design). In the majority of locations it ought to be possible to utilise the existing electronic wiring containment throughout the building, however, the existing handsets as installed within each individual flat would need to be renewed.

5.3. Access and Use

Existing access to these blocks is such that a level access (Disability Discrimination Act 1995 (DDA) - as merged into the Equalities Act 2010) solution can be afforded in some instances with only minimal alterations being required at ground level to remove existing trip factors. In compliance with accessibility for all, any new installation would include the provision of the access/button/fob control panel being included within the entrance door/screen system.

A design and consultation process would be required to determine the entrance door operation functions, including fire safety evaluation;

- Opening outwards or inwards
- Manual or automatic door opening

This design evaluation will be driven by Fire Safety Management and Accessibility needs resultant from survey findings.

Any design consideration here will need to consider the cost in use element in regard to door/frames in either aluminium or steel with aluminium systems generally requiring higher levels of maintenance attention.

With regard to access controls consideration needs to be given to any new access control system disabling the 'trades' button facility. In conjunction with consultation with residents, this option would require providing Royal Mail and other service providers with fobs for access to continue with postal deliveries and if successful, continue with prioritising the low rise blocks that could benefit.

The recommendation is to install 'MultiSteel' type doors or doors that are 'Secure by Design' at both the main front door of a each block of flats as standard, and for the majority of blocks the same provision at the rear entrances due the open plan layout of the estate. This would be a change from using timber and possibly aluminium style doors, which are vulnerable to damage and require more maintenance.

5.4. Secure By Design Entrance Doors

The 'MultiSteel' door or other similar 'Secure by Design' product is much more robust, has an improved closure mechanism and costs much less to maintain in comparison to timber or aluminium doors. It is recommended that a performance study is carried out on steel doors and frames compared to other materials; however studies elsewhere have shown the steel manufactured products have superior performance for strength and durability when compared with alternative materials. This is partly due to the natural strength of steel which can withstand increased levels of man-made or natural abuse when evaluated against other materials such as wood or aluminium. When properly installed and maintained, metal doors often last 30 years longer than the alternative materials previously referred to.

5.5. Vehicular Access

The proposed scheme will not alter the volume or type of vehicular traffic to the site and the existing provision in terms of transport, access and parking is deemed to be sufficient. There is also little scope to improve access or parking without losing the existing green spaces. The site has (limited) provision for disabled users.

6. Conclusions

As outlined in the sections above, the existing external fabric relating to the common parts throughout the Beachcroft Place estate have in many locations significantly outlived original design life expectations. It is now necessary to replace a significant amount of the common parts access provision and the proposed development investment gives the Council as Building owner/property manager and landlord, and its residents, a great opportunity to benefit from enhanced security, accessibility and access/security control, whilst also enhancing the external and internal visual impact of the common/shared parts of each block.

The proposed scheme involves the replacement of the existing timber doors/screens on the ground floor and glazed screens on the first floor which form both the front and rear entrances to the common parts of each block. As part of this replacement, it will be necessary to renew the integral canopies to the front, and single storey flat roof sections to the rear of each blocks. The new doors will come with a modern access control system located in a position that is accessible for all and maintains security and fire safety.

The proposed doors/screens on the ground floor are to be steel powder coated grey with horizontal transoms to match the original screening above. The glazed screens to the first floor are to be aluminium powder coated grey with horizontal transoms to match the in existing appearance. The proposed colour (grey) should give the building a more modern look whilst also hiding day-to-day wear and tear which would be more apparent if they were to be painted white.

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