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DESIGN & ACCESS STATEMENT
&
HERITAGE STATEMENT

NEW RAMP ACCESS

20th May 2010

LOCATION.	**Reflections Nursery** **54 Richmond Road,** **Worthing,** **West Sussex.** **BN11 1PS**
NATURE OF THE APPLICATION	**The application is for a new ramp access to the rear of the main building and associated works to facilitate disabled access to the ground floor of the main building.**

1 **AMOUNT**

The property is Listed – grade 2

The site area is 2950m^2

The existing ground floor footprint of the main building is 221 m^2.

The proposed works relate the provision of a ramped access providing disabled access to the ground floor and associated works to facilitate this as follows ;-

The lowering of the two existing thresholds to the French windows and providing new doors to the existing openings so providing level access to the ground floor off the proposed ramp and level platform.

The reforming of the paved area to the base of the ramp and to the side of the main building to provide a designated route to access the ramp.

The paving and levelling of the access route through the side area and the repositioning of the existing bins to achieve a secure and accessible route. The rout to remain secured at the existing gate way with the provision of intercom and electronic release being provided to the existing gate. Directional signage to be provided indicating

the ramped access and a call assist bell being positioned by the front entrance.

Also the fenced area to the rear of the side area to be rerouted with a new timber painted fence to provide security with regard to access to the side area as indicated on the submitted plans.

The principal entrance to the premises will remain as existing. The client has been advised by the Local Authority Design & Conservation Architect that no alterations would be permitted to the front entrance hence the access solution as proposed to the rear.

Further to the commnets by Richard Small (Design & Conservation Architect) the proposal is for a predominantly timber ramp and handrail as indicated and for the timber balustrading to be a painted white finish.

The proposed is to achieve disabled access within the confines of the Listed status of the building.

The positioning of the ramp is not proposed to the front - taking into account the comments of the Design & Conservation Architect- so the ramp is positioned to the rear with improved access to the rear being provided as part of the access solution.

To the rear the access is proposed to give access and egress form the building at the points and with a view not to overwhelm the rear elevation seeking to reduce the visual impact with colouring of the balustrade and to contrast the permanence of the main building with a pre-dominantly timber ramp so directing attention to the main building .

The ramp configuration is determined by the level difference to be accommodated. The proposed has been assessed in terms of the site and in terms of the impact on the main house as well as the aim to provide satisfactory access.

The design has sought to make provision for reasonable access. The principal entrance which is not conducive to terms of disabled access ,is to remain as existing, hence the current proposal

In the design process the confines of the existing building have been taken into account and in particular the Listed status of the building

See photograph below showing front elevation





See photograph below showing rear elevation



See photograph below showing rear paving



See photograph below showing existing side gate leading to rear



See photograph below showing existing side area



2 **LAYOUT, SCALE &APPEARANCE**	The development is the proposed access route and ramp. Given the requirements of the ramp the proposed seeks not to detract from the qualities of the Listed building and does not impinge nor over power the main house. The proposed would represent a positive contribution for access and visual amenity. The positioning has taken into account the existing landscaping and trees with a view to minimise the effect. The investment in the proposed further underlines Reflections commitment to the Listed building.
3 **SCALE**	Given the requirements for the ramp the proposed is for an appropriate access solution seeking to balance the issue of access with the issue of the visual impact on the Listed building. Taking into account the relative topography and site conditions the proposed height and dimensions have been proposed to produce a well designed access solution of appropriate scale and mass. The proposed would represent a positive contribution for access and visual amenity.
4 **LANDSCAPING & ACCESS**	The site area is 2950 m^2 The proposal has been considered so to minimise

the effects to the trees and shrubbery

The landscaping / paving are proposed to be a positive contribution to the site whilst providing appropriate access and security in relation to the side area.

5 **APPEARANCE**	The visual impression the proposed would make has been addressed / assessed in the context of the listed building producing a well detailed solution.
6 **ACCESS**	The access to the site would remain as existing.

Access to the rear ramp area would be via an area that is currently controlled and secured. This area would be revamped as indicated and would be a controlled and monitored area in terms of providing for the well being of the children.

Access statement – the proposed ramp is to facilitate disabled access to Reflections. The proposal takes into account the listing of the Building and hence the relaxation afforded to a listed building in terms of compliance. So providing disabled access within the confines of the listing. The proposal is a dramatic advance on the current access.

Proposed works would provide wheel chair access to the ground floor. The principal entrance to the premises will remain as existing. The client has been advised By the Local Authority Conservation officer that no alterations would be permitted to the front entrance hence the access solution as proposed. The confines of the existing building had to be taken into account and in particular the Listed status of the building. Under the DDA it is the service provider who must comply with the DDA – not the premises from which they operate. The design drawings do not purport to nor are intended to in themselves imply compliance with the DDA .

The design proposal provides for an accessible "call for assistance bell" to be positioned adjacent to the main entrance as indicated on the drawings. This would be linked to the front office which is permanently staffed and from where the front area

is visible. On ringing the bell the front door is attended to by a member of staff and the visitor enters having been recognised or providing identification. As per the above in the case of a wheel chair user the member of staff would again verify their identity and then escort them through the side entrance to the rear ramp and through to the main building via the new French windows. This access route to be secured at all other times to maintain the safety of the children. The member of staff would direct the disabled person and assists as required. In the building provision would be made for egress by risk assessment and providing a "buddy" for the disabled person as required.