



ABSTRACT

Proposal to enlarge the main entrance lobby – design principles adopted to achieve improvement of access for disabled visitors whilst not adversely affecting the character of the existing building

Design & Access Statement

Farley Park Lodge Community Centre

1.0 Summary:

The existing approach to the main entrance of the extension to Farley Park Lodge is not compliant with current guidance (e.g. Approved Document to Part M Volume 2, 2015 edition & BS 8300-1:2018), i.e. there is a single step & the ramp is only 1200mm wide, also there are no handrails.



Existing ramp & step – photographs taken on 29 Sept. 2020

The main entrance itself comprises 2 pairs of manually-operated swing doors in a lobby formation but with a depth of only 900mm. This is insufficient to accommodate a wheelchair user with an attendant. The effective clear width of one leaf to a pair of doors should also be sufficient to accommodate a wheelchair (minimum 775mm – AD M 2015 or 1000mm – BS 8300-2:2018) but the external doors are only 710mm wide each.



Existing entrance lobby

Accordingly, it is proposed to remove the narrow ramp (with guardrails) & single step by re-grading the macadam surface to achieve a “level” approach (maximum 1 in 60 gradient) and extend the entrance lobby to provide a minimum depth of 1570mm clear of any door swings (as required by AD M 2015 & BS 8300-2:2018) – achieved by having an automatic sliding inner lobby door & an outward opening automated external swing door.

2.0 History of the site:

Farley Park in Whitehall Road was presented to the County Borough of West Bromwich in 1891 by Reuben Farley (*born 17 January 1826 – died 11 March 1899*); it was extended from 5 to 8½ acres in 1955. The site is currently 10.29 acres (4.164 ha), excluding the Sons of Rest.

West Bromwich became a Borough in 1882 (Reuben Farley was the first Mayor) and was a County Borough from 1888 until 1974, when it became part of the Metropolitan Borough of Sandwell.



Photographs taken in 18 Feb. 1975 © Sandwell Community History & Archives Service.

Originally built as the Park Keeper's residence, the Lodge has also been utilised as a Library (Greets Green Library Feb. 1949 – Feb. 1975) and Arts Centre before becoming a Community Centre.

The building was extended c.1990 to include a new Reception area accessed off Farley Park incorporating male, female and accessible toilet facilities. The original external toilets, garage & external courtyard wall were demolished beforehand.

Since October 2011, Farley Park Community Centre has been managed by the Great Bridge Community Forum.





Extension built circa 1990 – photographs taken 04 Nov. 2020.



Park Entrance gates



View from Whitehall Road



Former Library Reading Room



Entrance off Whitehall Road

3.0 Design Proposals:

The existing design of the extension to Farley Park Lodge is clearly intended to simulate the outward appearance of the original garage building and gates to the enclosed courtyard (see photos on page 3).

As this is no longer possible, due to the need to extend the entrance lobby, it is proposed to copy the approach used for the other 2 entrances to the building (and all gable end roof elevations), which are characterised by timber bargeboards & gable end finials with mortar pointing to the tile verge.

It is noted that the other 2 entrances have arched heads to the door openings, however, this is not proposed owing to the requirement for automating the new entrance door.

