

Battleaxes, Bristol Road, Wraxall, BS48 1LQ

Design and Access Statement

Part 5 of 6

STUDIO
HIVE
ARCHITECTURE



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Accessibility

Buildings design



The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society.

The Act protects against indirect discrimination and imposes a duty to make reasonable adjustments for disabled people; to take reasonable steps to avoid disadvantages caused by a provision, physical feature, or the need for an auxiliary aid.

Part M of the Building Regulations serves as a guidance for this purpose, specifying that Reasonable Provision must be made for people to gain access to and use the building and its facilities.

The Battleaxes main building is a Grade II Listed Building which presents some difficulties in making the building fully accessible due to the many steps within the existing layout and a change of level of a whole storey from front to back (north elevation to south elevation)

Within our proposals to refurbish and extend the existing building, we propose several improvements to accessibility. For example, we have included a ramp for disabled access at the entrance on the north side of the building, which is close to the existing bus stop and another ramp to access the proposed cafe at lower ground floor level. We have also provided a new ambulant disabled WC at ground level (and adjacent to the north west entrance) improving the existing sanitary facilities.

Throughout the ground and lower ground floor of the main building we propose several minor interventions which are intended to increase the level of accessibility whilst maintaining the character of the historic building.

The special characteristics of the listed building will be recognised and respected. We will improve accessibility where it is practically possible. We intend to maintain the overnight accommodation at first floor level, however due to the layout of the

accommodation on the upper level, it is not possible to insert a passenger lift.

We are returning the building to its original use and including a cafe, farm-shop, offices, and community 'hub' workspace that will be flexible and welcome more visitors into the facilities. We intend to make those spaces more accessible where possible, and we will bring a currently deteriorating building that back into use.

We intend to change the use of the small out-buildings in the middle of the site and provide a new kiosk outside the main building too. These, together with the new office extension will be fully accessible, so they can be used by all visitors. Sanitary accommodation will be provided where necessary and in accordance with British Standard 6465.

The office extension will have two floors and will have level access to the existing building on the upper

ground floor. A passenger lift will be provided serving both levels within the new office. There will be a separate entrance on the south side of the extension which will have a level threshold and will lead to the new green community spaces on the south side of the Battleaxes.

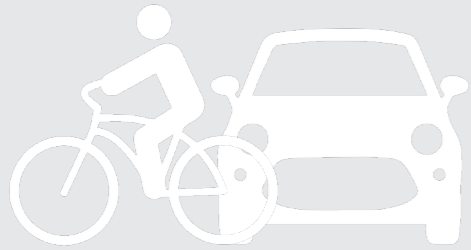
All dwellings in our proposal will be 'Visitable' in accordance with Part M of the Building Regulations. Every entrance storey or principal storey will have accessible WC provision and habitable rooms that can be accessed by those in a wheelchair. All entrance doors will have level thresholds.

We wish to welcome as many members of the community as we can, providing new workspaces that will have controlled access and be usable by everyone whilst supporting and promoting local businesses.

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Accessibility

Transport and movement



The site is accessible by various means of transport such as car, bicycle, bus or on foot. We aim to make the existing building as accessible as possible within the restrictions presented by a Grade II listed building. All new buildings on the site including the office extension will be fully accessible in accordance with Part M of the Building Regulations.

To serve those using the site we will make suitable provision for parking spaces on site, in accordance with Local Authority requirements, including accessible spaces close to the main building and covering all areas of the site.

We will ensure that the necessary number of accessible spaces are provided and easy access to the premises is also possible.

Our current proposal allows for 44 spaces, 4 of which will be accessible spaces. We will also provide EV charging points in several locations.

All dwellings will have allocated parking spaces or parking spaces within the property in accordance with Local Authority requirements for the size of property.

We wish to promote a healthy lifestyle for both residents and visitors. We will provide bicycle storage racks to approved Local Authority standards for everyone to use, and a flexible retail space in one of the small out-buildings that could potentially be used as a 'bike hub' providing a repair service for bicycles.

This approach will contribute to the local economy bringing income and allowing the community to access the site by sustainable means of transport. We want to take advantage of the site location. It is near a Conservation Area and within a walking distance from the centre of Wraxall.

Our aspiration is to eventually introduce speed control measures on the main road on the north side of the site, which will improve the current conditions for

pedestrians approaching the site although these measures do not form part of our development proposals.

Pedestrian protection measures close to the main road will be considered, such as railings or landscaping features that prevent cars and other vehicles from entering the footwalk area, adjacent to:

- the main building entrances to the north and;
- the route from the bus stop to the site entrance.

The main building will have an accessible entrance point on the north side, not far from the bus stop.

Our aim is to improve accessibility across The Battleaxes site, providing a more secure and desirable and accessible location for all users.

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Environment & Sustainability

Overview



The proposal aims to achieve a low energy design for all its new buildings and extensions.

In order for the development to be sustainable, we must address all three pillars of sustainability: social, economic and environmental.

Our vision is to create well-designed, beautiful homes, work spaces and amenities; allowing the community and stakeholders to live, work and relax and lead happy, healthy, and environmentally positive lifestyles.

We believe developments should not just be energy efficient, but must engage the community in order to deliver efficient buildings.

With good engagement we can achieve positive outcomes, reduce conflict and, most importantly, allow stakeholders and communities to have an influence over the future shape of where they live.

Engagement is key to gaining support, to drive innovative and pragmatic solutions, both for new communities and new developments, which then can sustain the environment.

We will create new green spaces for the community and, where possible, we will retain existing trees and will improve and manage existing shrubs which surround the site.

Sustainability is more than creating efficient buildings. We will encourage a healthy lifestyle, providing cycling spaces for both the users of the office and the new community hub.

The following sections will explain our detailed proposals and the specific measures we're taking for each building on our development.

Our energy strategy for the new development on the site will:

- Incorporate energy efficient design to reduce energy demand
- Deliver a minimum of 10% of energy demand being met by renewable or low-carbon energy sources
- In the case of new dwellings, achieve a minimum 31% carbon reduction surpassing the NSC requirement of 19%

In addition to making current statutory requirements, we are seeking to achieve low-carbon energy homes and are cognisant of the up-coming Future Homes Standard, focusing on a Fabric Plus technology approach

For further information please refer to Energy Statement.

14 Environment & Sustainability Existing building

Our vision is to create a more sustainable development by following NSC policies to maximise the potential of this Grade II Listed Building and bring benefits to the local community and all its stakeholders.

It will be a sustainable location for local people to work, meet, relax and enjoy. We intend to provide flexible spaces that could be use to this end, and outdoor green spaces too, open to the public.

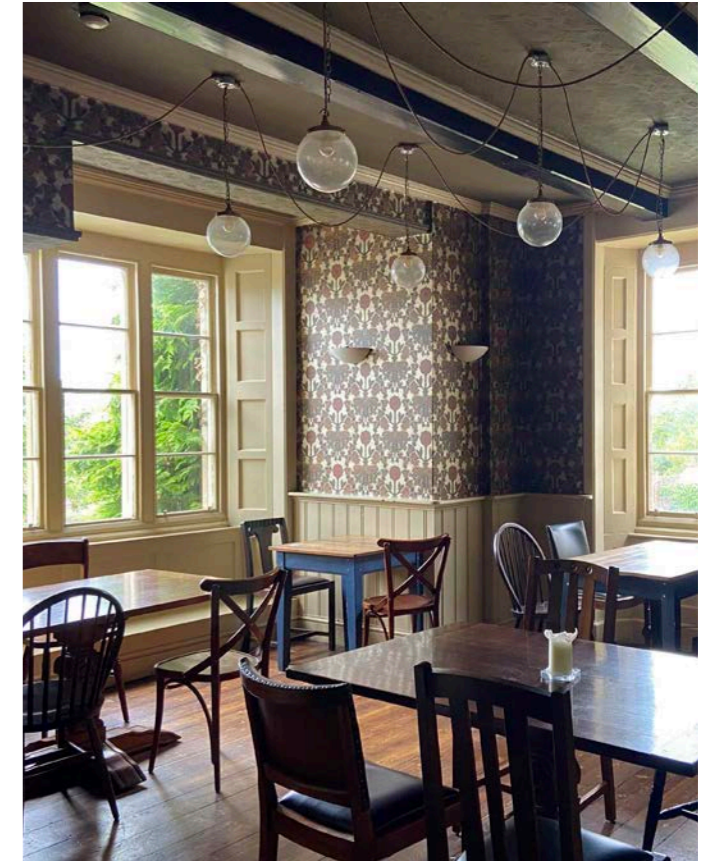
Developments should create business opportunities to support future growth. We will provide employment opportunities and include a new office extension.

We've not only proposed spaces for people to work on their businesses, we've also proposed a cafe, a kiosk and a potential flexible retail space to support the local economy.

The project mainly consists on bringing the existing building at The Battleaxes back to use.

We will undertake a full window survey that will result in the repair of the existing windows where necessary.

- We will add high quality secondary glazing to those openings which require acoustic up-grade.
- Existing insulation levels in loft spaces will be reviewed and improved upon where possible.



14 Environment & Sustainability Office Extension

Our proposal is to extend The Battleaxes existing building to the south, and create an extension that will be the new Studio HIVE office.

This extension will be treated as a new building in terms of accessibility and sustainability. It will use renewable energy and we will also look at the materials choice in the next stages to reduce carbon emissions. We will take the following measures to make the new extension an efficient sustainable building, and with it improve the conditions of the existing building too, having them both connected internally.

We will add solar PV installations to the roof of the extension, increasing the use of renewable energies on site.

Staff can access the new office easily by bike or public transport. We're providing cycle spaces to support the NSC Active Travel Strategy.

The new office will provide new jobs and also free the space that will be used as the Studio HIVE office, creating opportunities for flexible working and a space for businesses to use. We hope to support future growth of the area with this measure.

We are increasing the amount of green spaces to the development, including new open spaces in front of the office extension. This will bring opportunities to spend time outside for staff and visitors, promoting a healthy lifestyle and contact with nature.

We will carefully choose sustainable construction materials for the new extension.

