

The Battleaxes, Wraxall

Accessible Housing Statement

August 2023

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 northwest 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.

Transport and Accessibility

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.