

DESIGN & ACCESS STATEMENT FOR FULL PLANNING AND HOUSEHOLDER APPLICATIONS IN A CONSERVATION AREA AND APPLICATIONS FOR LISTED BUILDING CONSENT

GUIDANCE NOTES AND FORMAT REQUIRED

The statement should explain the design thinking behind the application and justify the proposal and what is being applied for, as well as how issues relating to access, including disability access have been considered.

DESIGN & ACCESS STATEMENT

HEADINGS	DETAILS If the heading is not applicable, please enter the words 'not applicable' under that heading
DESIGN	<p>Explain the design principles and concepts that have been applied to the development</p> <p><i>A modular construction method has been proposed due to the speed of construction and quality control that it offers. The design team feel that, in a busy park environment, off-site, modular construction is a method that will most reduce disruption to park users.</i></p> <p><i>Design choices have been influenced in relation to anti-social behaviour that unfortunately occurs around public toilets and cafés, at sites such as this. Brickwork on the exterior elevations (with transparent anti-graffiti paint) will be used to minimise vandalism, including graffiti, compared to other façade materials. A pitched roof will discourage trespassing compared to a flat alternative.</i></p> <p><i>Windows, rather than be omitted altogether due to the risk of vandalism, have been added as skylights, to allow natural light into the unit.</i></p> <p><i>The Changing Places unit internally and externally has been designed in accordance with current Building Regulations, notably Approved Document M – Access to and use of Buildings.</i></p> <p><i>Guidance published by the Changing Places Consortium and</i></p>

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	<p><i>Muscular Dystrophy UK has been followed for the internal layout, arrangement of sanitaryware/accessories, and for the overall dimensions to allow ease of use for people with profound disabilities and their carers using the facility.</i></p>
<p>APPRAISAL</p>	<p>Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account</p> <p><i>Preston Park is the largest urban park in Brighton and is recognised by the Green Flag Award Scheme. The Park borders the Preston Park Conservation Area on its north and eastern edges; it is not within the Conservation Area itself. It is a Registered Park and Garden.</i></p> <p><i>The proposed location is adjacent to the Rotunda Café area of the park on its southern end. The existing public toilets are adjacent to the Rotunda Cafe. The area is popular and relatively busy and offers access to the other facilities and activities the park host.</i></p> <p><i>People with profound physical and/or learning disabilities have specific needs that standard disabled WCs do not offer. The addition of a Changing Places toilet in Preston Park will make the Park and area accessible to these users.</i></p> <p><i>Positioning the new unit close to the Rotunda café and public WCs will allow Changing Places users to experience the park and its facilities as existing members of the public do. The unit has been placed slightly away from the café so that there is no sheltered/hidden area for anti-social behaviour.</i></p> <p><i>In close proximity is the single story Pavilion building, which is used by the ‘Whoopsadaisy’ charity, who provide services</i></p>

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	<p><i>for babies and children with movement disorders such as cerebral palsy – the Changing Places unit could be used by some of these families.</i></p>
<p>IF A LISTED BUILDING</p> <p><i>Not Applicable</i></p>	<p>Explain how the design principles take account of the special architectural or historic importance of the building, the physical features and the buildings setting</p>
<p>ACCESS</p>	<p>Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account</p> <p><i>Access has been considered in relation to the end user of the Changing Places unit – motorised wheelchair users and their carers.</i></p> <p><i>A Changing Places user accessing the facility from a vehicle would come via The Ride, a small road owned by City Parks which has metered parking for cars. It has two Disabled car parking spaces.</i></p> <p><i>A new pathway is proposed offering a direct route from The Ride to the Changing Places unit. This is to satisfy the guidance as per ‘BS8300 Design of an accessible and inclusive environment’. Other routes from The Ride, around the Rotunda café, do not meet accessibility requirements for wheelchair users, due to how narrow the pathways are, type</i></p>

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	<p><i>of surface and uneven surfacing.</i></p>
<p>CONSULTATION</p>	<p>State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation and how they have been addressed</p> <p><i>The project team have consulted with Muscular Dystrophy UK and local Friends Of groups, as well as local businesses, on the proposals. Where possible, suggestions and ideas from local stakeholders have been incorporated into the design - this has been possible in some respects but not in all respects; the project team attempted to include suggestions and form a pragmatic middle ground which takes into account local residents' views but which ensures level access, complaint facilities are provided.</i></p>