

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 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>

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<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>St Ann’s Well Gardens is an urban park located in Hove and is recognised by the Green Flag Award Scheme. It is not a Registered Park and Garden.</i></p> <p><i>The proposed location of the Changing places unit is within close proximity of key amenities of St Anns Wells Gardens – The Garden Café, Little Forest Nursery and some public toilets. This will allow Changing Places users to experience the park and its facilities as existing members of the public do.</i></p> <p><i>People with profound physical and/or learning disabilities have specific needs that standard disabled WCs do not offer. The additional of a Changing Places toilet in St Ann’s Well Gardens will make the Park and area accessible to these users.</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>

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	<p><i>A Changing Places user accessing the facility from a vehicle would arrive via Somerhill Road, which has allocated disabled parking bays. The pathway into the park and surfacing around the nursery and café from Somerhill Road satisfies the guidance as per 'BS8300 Design of an accessible and inclusive environment'.</i></p> <p><i>Finally, a short new path is proposed to provide the final point of access to the new toilet. As per BS8300 guidance.</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 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>