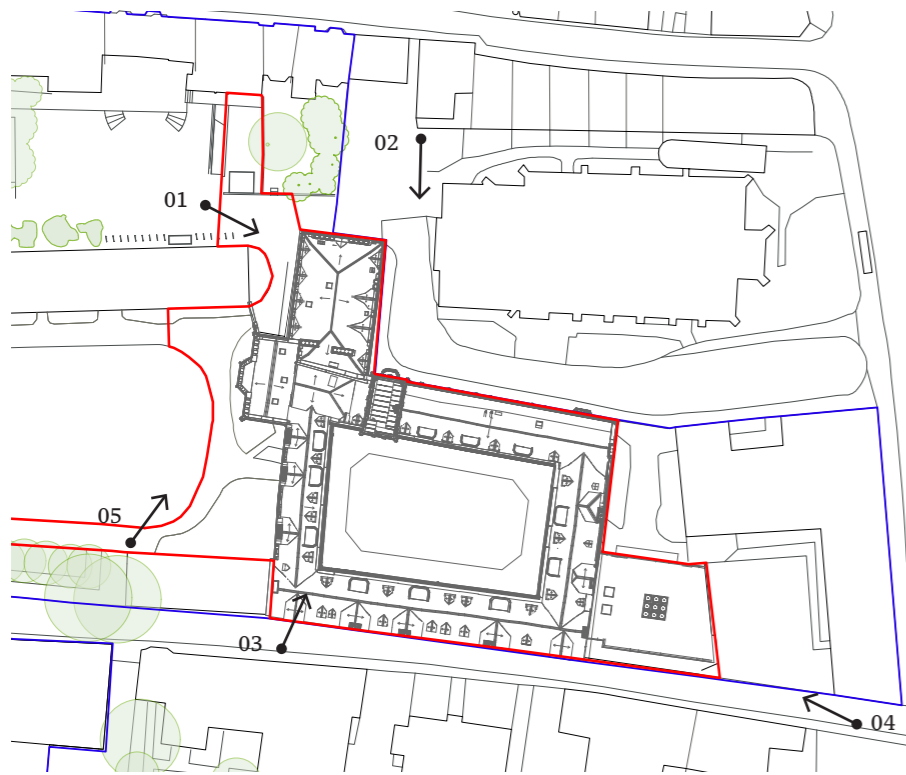


Visibility of roof vents

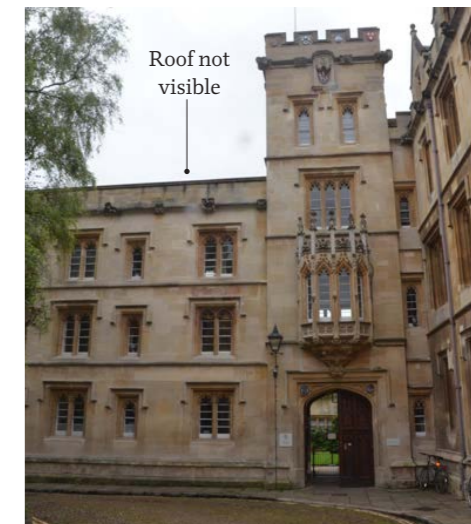
Many areas of the roofs in Old Quad have no visibility from ground level, or are only visible from some distance away. This means that the roof vents in these locations will have a lower visual impact. The photos to the right show various examples of key views where the roofs are invisible or there is limited visibility.



Key plan



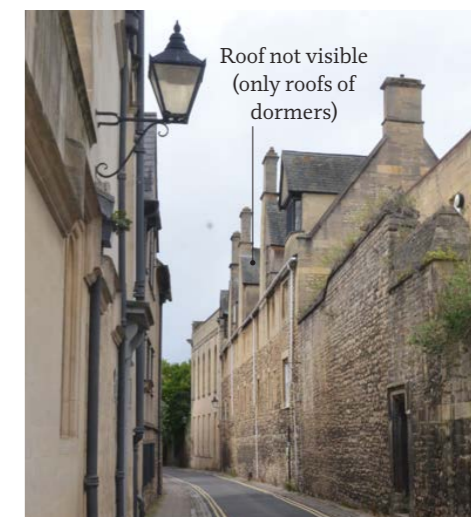
View 01



View 02



View 03



View 04



View 05

5.0 Access

Access Policy

This section of the report provides an overview of the key national, regional and local policy documents relevant to access that have informed design development. Please refer to the planning statement for a comprehensive assessment of the proposal against local planning policy.

National Planning Policy Framework – Revised December 2023

The National Planning Policy Framework sets out the government's planning policies for England and how they are expected to be applied. It constitutes guidance for local planning authorities both in drawing up plans and as a material consideration in determining applications.

The NPPF favours sustainable development and recognises the role of access and an inclusive environment in the achievement of its goals. Paragraph 114 of the NPPF states that development proposals should take into account whether 'safe and suitable access to the site can be achieved for all users'.

Adopted Local Plan Documents

In addition to the NPPF, Oxford City Council considers planning applications against the policies in the Oxford Local Plan. Formally adopted Supplementary Documents are also material considerations that can be taken into account when determining a planning application.

Equality Act 2010

The Equality Act legally protects people from discrimination. In relation to access, the purpose of the act is to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public. It places a duty on certain groups (such as education providers, employers or service providers) to make reasonable adjustments to provide access to a service as close as reasonably possible to that normally offered to the public at large.

Approved Document M

Approved Document M is part of a series of documents providing guidance on requirements of the Building Regulations, specifically concerning access to and use of buildings. It sets out this guidance with the general public in mind, complemented by requirements relating to people using wheelchairs, people with reduced mobility and those with reduced visual and hearing capacities.

Approach to accessibility in context of heritage buildings

The development consists of various works to an existing, Grade I listed building. It is limited in scope to repairs, some internal refurbishment and decarbonisation works.

-Many areas of the existing building have very limited accessibility. Where accessibility improvements can be made within the scope of the project, these have been proposed. This has been carefully considered to avoid harm to heritage significance. All new elements will be compliant with Approved Document M.

Refurbishment of staircases

The refurbishment of staircases presents an opportunity to make minor improvements to accessibility. None of the staircases has Approved Document K compliant continuous handrails. Where existing handrails are modern, it is proposed to replace with compliant handrails. Historic balustrades will not be replaced.

Some staircases do not have visual contrast nosings. Because the staircases are historic, it would be inappropriate to add nosings. However, where nosings are currently present, they will be reinstated when the stairs are refurbished.

Proposed frameless glass entrance doors

Care has been taken to ensure that the proposed frameless glass entrance doors do not create a barrier to access. The proposed doors will be compliant with Approved Document M in all respects. Automatic doors were considered, but were ruled out on the basis that:

- Automatic doors require maintenance, and could be a barrier to accessibility if not kept in working order,
- Automatic doors require additional components such as floor pivots, sensors, etc, which would have a greater visual impact, and impact on historic fabric.

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