

LBC - Design & Access Statement

Name and address of Site:

ISCOYD PARK
Whitchurch
Shropshire
SY133AT

Date: March 2015

Contact details

Applicant's details

Name: Mr P Godsal
Address: ISCOYD PARK
Whitchurch
Shropshire
Post code: SY133AT

Agent's details

Name: Clare Craven Architecture LLP
Address: Plas Newydd
Trefnant
Denbigh
Post code: LL16 5UN

Description of development

The scheme is to form four new en-suite bedrooms at second floor level and one bathroom at first floor level for use as paying guest accommodation. A new staircase is also proposed to comply with the requirements for means of escape. Minor works to facilitate means of escape are proposed at ground and first floor levels. These are limited to rehanging doors on the fire escape route in the direction of escape and provision of an intumescent paint finish to the existing first floor ceiling to upgrade fire protection.

Accessibility

Despite the historic nature and listed status of the building full disabled access has been achieved to the ground floor and DDA requirements are mitigated by two DDA compliant bedrooms located elsewhere on the site as part of the business.

The proposals fall within the definition of 'service provider' as defined by The Disability Discrimination Act 1995 (DDA). As a service provider there is a duty to make 'reasonable adjustments to any physical features, which make it impossible or unreasonably difficult for disabled people to use the service provided'.

The scheme has been developed with this in mind: access around the site and building have been designed in order that it is accommodating for all people, regardless of their age, gender, mobility, ethnicity or circumstances.

Accessibility:

- Exterior signage indicates the distance to key features or areas, the presence and grade of inclines, and how assistance may be obtained. The exterior lighting design enables partially sighted people to move easily and safely into and around the building.
- Signage within the building is positioned in regard to, location, clarity and visual contrast.
- 6 car parking spaces have been allocated specifically designated for the disabled in accordance with Approved Document Part M. All spaces are within 50m of the designated wedding venue / ceremony room entrance to the rear of the main house.

Layout

- Routes from entrance doors are clearly defined and unobstructed.
- Seating is generously provided, especially around areas where waiting is likely. It is of stable construction and be available in choice of heights and with rigid arm rests.

Toilets

- A disabled WC exists at ground floor level. The central passage is provided with 2no.ramps with a minimum 1:10 gradient to accommodate changes in level.

Environmental Sustainability

Sustainable Development is a key objective of the project. The Council's Development Plan provides the strategic context for sustainable development through its land use policies, and compliance is proposed as set out below:

- Minimising waste and encouraging the recycling of materials.
- Recycling facilities are available on site.
- The mixed use of the development allows for live work for the main employees and the Godsal family.
- An integrated bus service to and off the site is offered to guests to and from the station and any other destination as part of the choice of services on offer for the 'wedding package'. As the events are a single time event this is both cost effective and desirable for the guests. Good integration with local train station is a bonus.
- A bicycle rack is provided.
- The activity of the site does not require excessive water use. The use of water will be monitored. There is a private water system which will continue to be used.
- Low energy appliances will be used.
- All driveways use permeable surfaces, gravel/hardcore as well as for parking and walking areas.
- The historical landscape ensures a good biodiversity with a variation of different species in evidence. New planting will consider this as well in order to promote wildlife.
- The screening around the car parking provides for a variety of new habitats, in accordance with the Local Planning Guidance Notes: No 7 'Landscape and Development'; No 17 'Trees and Development'; No 10 'Public Open Space Provision in new Housing Developments'.
- This proposal helps to achieve the Government's objectives of making the best use of previously-developed land.

Character

The proposal sits comfortably within the wider scheme (wedding venue and corporate receptions) and the context of Planning Policy Wales Document as it clearly sets out its objectives in terms of sustainability, conserving the Historic Environment, Supporting the Economy, Transport and Tourism.

The layout has been carefully considered within the context of the building and reflecting the usage.

Movement to, from and within development

Parking – 94 car park spaces exist and it is not envisaged that any additional traffic will be created by this proposal.

Site Approach - Exterior signage identifies the accessible entrance to the GF wing.

Wider Approach - A bus service is offered to and from the railway station and any other required destination for each wedding. Access onto the highways has visibility from all three drive ways. 125m sight lines are achieved. Three cars can sit side by side on each entrance, allowing for safe two way traffic. The use of the front drive will be restricted to guests only for conservation reasons. There are no proposals for adoption by the local authority.

Entrances – The entrance is well defined and provides a level threshold.

Horizontal & Vertical circulation – Access to the proposed second floor bedrooms will be via an existing and a new staircase. Due to the historic nature and listed status of the building not is not possible for the proposed rooms to be DDA compliant. Full disabled access has been achieved to the ground floor and DDA requirements are mitigated by two DDA compliant bedrooms located elsewhere in the building.

Emergency egress (including disabled people) – A new staircase is proposed to comply with the requirements for means of escape. Minor works to facilitate means of escape are proposed at ground and first floor levels. These are limited to rehanging doors on the fire escape route in the direction of escape and provision of an intumescent paint finish to the existing first floor ceiling to upgrade fire protection.

In regards to DDA this will be in full accordance with guidance on facilities and the management of assisted escape given in British Standard 5588 Part 8: Code of Practice for Means of Escape for Disabled People, for example, all staff who may be expected to aid the evacuation of disabled people should receive appropriate training.

Community Safety

Not applicable to this application due to isolated setting in extensive parkland; however, the community has been consulted both on this application and other applications (ref: Planning Application No. P/2009/0127 and Listed Building Consent No. P/2009/0128).