



Access Statement

As compiled by NPS and Interserve on completion of the building

The site has been designed to provide inclusive access promoting and facilitating free movement around and through the site for all. Particular attention has been given to the needs of disabled people, older people and very young children and their carers. The scheme complies with current legislation including the Building Regulations, and the obligations imposed by the Equality Act are met.

The design took account of good practice guidance on accessibility, both at the design and construction stages. The available guidance includes:

- ✓ The Building Regulations Part B (Fire Safety),
- ✓ Part M (Access to and use of buildings)
- ✓ The Building Regulations Part K (Protection from falling, collision and impact)
- ✓ BS 5588 Part 8 (Fire precautions in the design, construction and use of buildings)
- ✓ BS 8300:2001 (Design of buildings and the approaches to meet the needs of disabled people),
- ✓ Advice on Inclusive Mobility issued by the Department for Transport
- ✓ Advice on Planning and Access for Disabled People issued by the DCLG
- ✓ Disability Rights Commission Codes of Practice

The site can take advantage of existing bus services at the junction of Lady Pit Lane and Hunslet Hall Road, where the 1 and 86 Routes provide services between Beeston – Holt Park and Pudsey - Middleton respectively via the city centre.

The site layout complies with Building Regulation B5 Access and Facilities for the Fire Service. The main entrance to the site has the required clearance for WYFRS vehicle access and vehicles will not need to reverse more than 20m to operate at the scene of a fire.

Dropped kerbs are provided where desire lines cross the vehicular carriageways, and appropriate paving identifies these points to partially sighted pedestrians.

Access to the building complies with the Building Regulations. The existing topography will be tiered to allow pedestrian routes to be at gradients of less than 1 in 20. These will be constructed from firm, durable and slip-resistant material and will provide access to level thresholds at the principal entrance the building.

All of the vehicle, pedestrian and cycle routes are well lit by street lighting designed to the standards required by the Highway Authority. These routes will be well lit by luminaires designed and maintained to meet the standards laid down in BS 5489 and described in 'Inclusive Mobility' (DfT).
An 8-person fire evacuation lift is on site to ensure the disabled can escape without assistance.

Access to the Playing Fields

A key part of the developing design was the integration of access to the playing fields as the proposed secure school boundary restricts access for players and spectators to the playing fields and for grass cutting maintenance. When the sports centre was in operation players and spectators were able to use the parking facilities within its curtilage and concern has been raised regarding access for emergency vehicles to the pitches in the event of a serious injury. The applicant considers it inappropriate to access the fields via the school for security reasons (no natural surveillance over this end of the site, who would manage access etc.) therefore an access has been created off Beeston Road at the junction with the public right of way. The extent of works in this area were confirmed subject to the further negotiations with Highways, Parks & Countryside and stakeholders.

Main Entrances & WCs

The main entrance and nursery entrance are easily identifiable off the pedestrian plaza on approach from Beeston Road and are highlighted by a change in external paving material.
Accessible WCs to Part M standards have been located in prominent positions adjacent the main entrance foyer and nursery entrance to ensure they are readily seen by visitors to the school. A combined hygiene suite, medical inspection room and sick bay capable of accommodating a raise/lower bench and tracking hoist is provided opposite the general office to aid severely disabled pupils should this be required.

Community Use

Whilst the focus of this report has been on peak access usage at pick-up and drop off times, community use plays an important part of the proposals. The small hall, main hall and MUGA are designed so that they can be let to groups out of school hours without compromising security. The foyer to the halls can be secured to restrict access to the remainder of the school, whilst access to the MUGA via the car park is controlled through fencing and CCTV coverage monitored at the general office.

Fire Alarm System

A new fire detection system is installed to Category L2 standard in accordance with BS 5839: Part 1. This has automatic detection to all escape routes and rooms leading off escape routes. Both Audio and visual warning devices are installed and comply with DDA. The method of evacuation in this building is simultaneous evacuation policy, where all occupied spaces are evacuated at the same time. Refuge points are included at the top of the escape staircases for disabled occupants complete with a two way communication device to comply with BS 5839: Part 9.
A fire evacuation lift is installed in accordance with BS 9999, EN 81: Part 1 and DDA and is complete with a secondary electricity supply taken from the incoming main.

Conclusion

This Design and Access Statement accompanies the application for planning permission for a new 2 from entry school at Beeston Road, Beeston, Leeds.

The design team worked closely with LCC Children's Services, the South Leeds Trust and several meetings were held prior to the application with LCC Planning Officer, LCC Highways & Traffic in order to achieve a cohesive and appropriate design.

This Statement demonstrates how a robust scheme that is informed by current best practice and is consistent with National Planning Guidance and the relevant UDP Policies has been developed from a understanding of the physical characteristics of the site and an assessment of its context.

The building materials have been chosen with robustness, local context and concept in mind.

The different functional areas of the building have been made legible with different materials.

In summary, this Statement shows how the development of these proposals have created an economical / high quality scheme which responds to the needs of pupils, parents, staff, visitors and neighbours.

