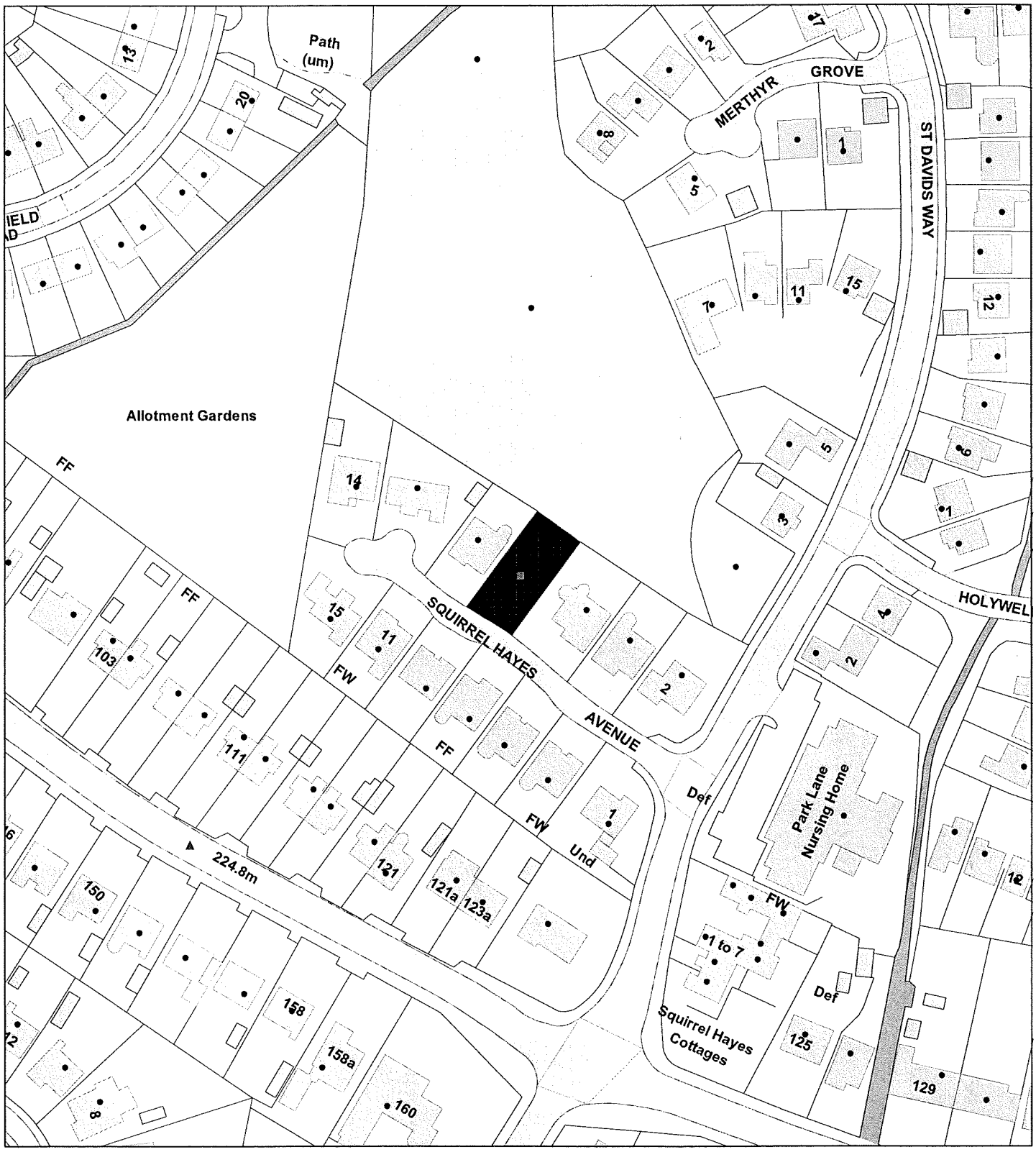
Reference:	09/00405/FUL Biddulph



Date	01 May 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:1250

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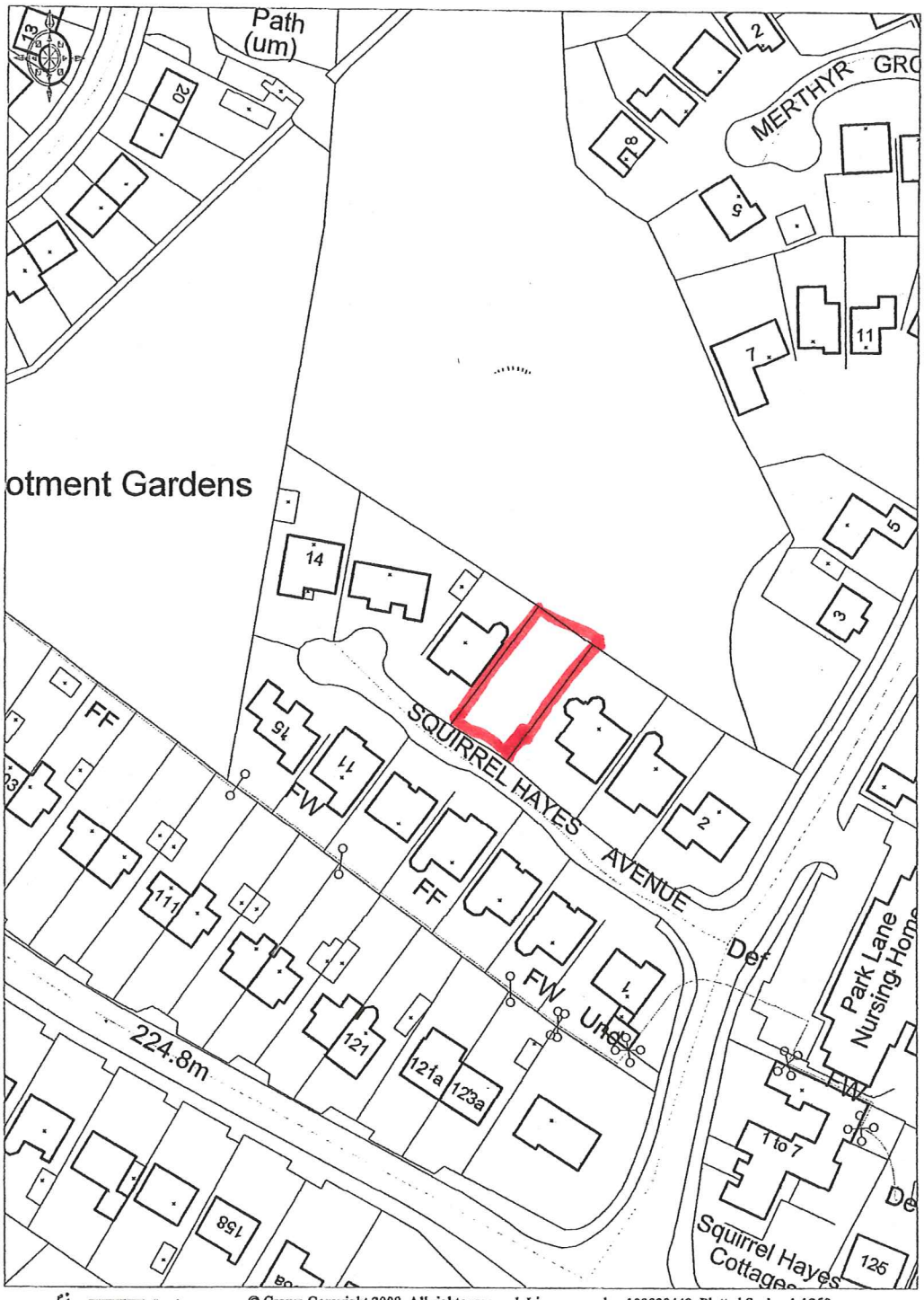
09/00405/ FUL 14 APR 2009



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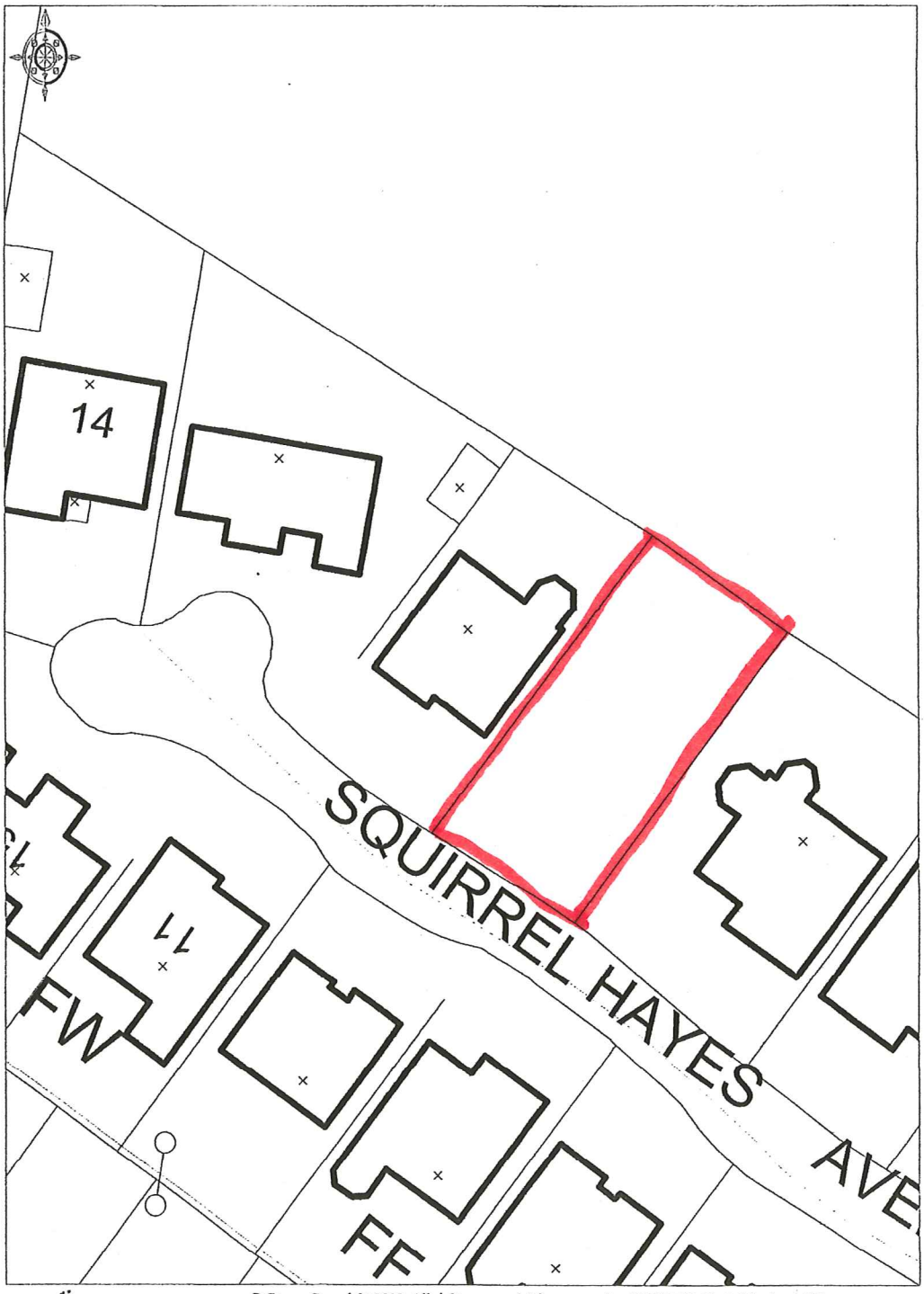

Ordnance Survey
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09/00405/FUL 14 APR 2009 - SMD

Particular sites and locations may face various constraints and the requirements of Part M may be impossible to achieve. Again, this is an opportunity to argue that this particular design is the most appropriate solution.

Is the Access Statement relevant to the Client?
Absolutely. The client will be the service provider/employer or landlord and DDA responsibilities will be placed upon them. The Statement will provide a history of what was agreed to be reasonable provision at the time.

What form should the Access Statement take?
The Access Statement needs to be a written document, not simply an email or fax. It would be expected that this would be more than a paragraph or a plan with notes added on.
The Statement should clearly show how inclusive design has been achieved, even where there is variance from the guidance in the Approved Document.

What information should the Access Statement Contain?
An introduction to the building, where it is, who owns it, how big it is and who will use it.
An explanation of how inclusive design has been achieved should be provided and sources of advice and guidance used for example, the Approved Document for Part M, BS 8300, and Best Practice Guides etc.
Details of any professional advice being followed, including recommendations from Access Audits or Appraisals can be included.

Any particular constraints faced by the building and any proposed access solutions for overcoming identified constraints (including those that may deviate from recognised sources of good practice).

Details of all the following should be included:
Accessible Public Transport
Parking and setting down points
Approach
Entrances and door design
Horizontal circulation
Vertical circulation
Toilet provision, including ambulant disabled persons toilet provision
Means of escape for disabled people
Details of how visual contrast is to be used
Whether the toilets are fitted with visual indicators that the fire alarm has sounded.

An Access Statement Checklist can be found on the Building Control website.

This can be used to help you to develop your Access Statement for any building or development.

If you require any further information on Access Statements, then please contact Building Control on Tel 01538 395 678.

Or email: building.control@staffsmoorlands.gov.uk

Local Authority BUILDING CONTROL

BUILDING CONTROL SERVICES

GUIDANCE NOTES

Approved Document M – Access Statements

Guidance Note 10 – July 2008

STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

An Access Statement is required under the Building Regulations, where there is a variance from the detailed guidance set down in the Approved Document for Part M (Access to and Use of Buildings).

The aim of the Access Statement is to demonstrate that the architect/designer has embraced the concept of 'inclusive design' and addressed the obligations of reasonableness which was introduced as part of the Disability Discrimination Act, (DDA).

The local authority has no role in implementing the Disability Discrimination Act; however, it does have a lawful duty to promote disability equality.

Since the guidance in the Approved Document is seen as the minimum accessibility standards, if we accept a lower standard of provision, then we must only do so if we can justify this decision: the Access Statement provides this justification.

What is Inclusive Design?
Inclusive design is design which caters for everyone, regardless of who they are, their age, race or disability. Previously access was concerned with access for disabled people. Now the emphasis is on access for all.

Do I have to write a separate Access Statement for Planning and for Building Regulations?
In order to get Planning Permission (for non domestic or listed buildings) a Design and Access Statement should have been provided as part of the Planning Application process. There is no reason why the Access part of that statement cannot be changed, elaborated upon and made into the Access Statement for the purposes of the Building Regulations.

The Access Statement should be regarded as a 'living' document that will change and evolve as a development is constructed. Any significant changes to the building and its construction should be reported to Building Control and if access is affected, this needs to be addressed within the Access Statement.

What use is an Access Statement?
An Access Statement can be of enormous use, since it can provide an opportunity to actively show how legislative requirements are being met. Legislation should not be used as a threat, but the Access Statement can show how DDA requirements have been met and it may be used in court, if there is a case under the DDA.
If your design varies from the guidance contained within the Approved Document for Part M, then the Access Statement provides your opportunity to argue that the design is of equal or better design and that it achieves the goal of being 'reasonable provision'.

Design & Access Statement

Proposed Private Residential Detached House 8 Squirrel Hayes Avenue Knypersley Stoke-on-Trent ST8 7TG Owned by T&S Wood.

As part of the Planning Application process for the above property the MCIAT Architect has through the enclosed Plans addressed the requirements of the design and access statement.

Mr Terry Wood 18 park Lane Knypersley Stoke-on-Trent Staffordshire ST8 7AU Tel: 01782 518264

14th April 2009