07/74

DESIGN AND ACCESS STATEMENT

1. Design of Proposed Works.

The proposed extension to the Concordia Theatre is to provide a DDA and Approved Document M compliant access to all floors of the theatre along. This new access to all floors will be via Ambulant Disabled access staircases and 2 new 13 person lifts.

The design of the external appearance of the building has been put together to tie in with the existing adjacent buildings with render finish to the external walls and a metal clad finish to the roof. The window and door details have been designed to give a more modern appearance to the new extension. There is a projection in the roof which was needed to allow the new roof to tie in with the existing whilst accommodating the heads of the new lift shafts. This projection is clad in grey metal sheet cladding to tie in with the roof.

The existing non-complaint staircases will be removed and these areas turned into large communal lobby/meeting areas.

The money to pay for this extension has largely been raised via fundraising events at the theatre along with some grants at both local and national level, this has meant that the final amount restricts the budget somewhat. This has obviously had an impact on our thoughts when looking at the design and therefore expensive external cladding treatments have been kept to an absolute minimum where possible.

The interior of the building will be modern with lightly coloured timber joinery, frosted glass and stainless steel being the primary materials with easy clean low maintenance finishes throughout to help reduce the ongoing costs of running the new extension.

There is little or no room for wheelchair users in the theatre auditorium itself currently. There will be provision made for wheelchair spaces at the top of the auditorium which will be accessible via a ramped access from the new lobby served by both the new lifts.

2. Access To Site

Car Access to the Concordia Theatre, Hinckley is currently off Council Road. This will remain the case after the proposed development. At this current time the main pedestrian access is via the main building entrance off Stockwell Head. However this has a number of steps just inside the access which lead to the main staircase of the building serving the upper floors.

It is proposed that the pedestrian access will be combined with the vehicular access to be off Council Road. This will provide a DDA compliant access to the building and its upper storeys.

3. Access Within The Site Area

The proposed parking and access layout will be in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes and distances between spaces to suit.

Vehicles will enter the site and park in a designated car parking space and walk to the clearly identified entrance doors.

The car parking areas will be hard surfaced and of such a gradient to allow for DDA compliant access to the new main entrance doors.

4. Access Up To And Within The Building

Access up to and within the building will be in full compliance with Approved Document Part M, being access to and use of buildings, 2004 Edition. The areas included in Part M, that will be designed in line with are:

1. The approach to the dwelling.
2. Access into the dwelling
3. Entrance doors, corridors, passageways, and internal doors within entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the dwelling.
6. WC provisions in entrance storey of a dwelling.

5. Access For Emergency Services

Access for Emergency Services will be via the new vehicular access off Hilltop, and the buildings will be designed to ensure the Fire Safety of all occupants.

Specific details for this will be provided at the Building Regulations stage, however the Specification this development will be constructed in line with can be found in the Approved Document Part B.