DESIGN & ACCESS STATEMENT

Date:	28TH FEBRUARY 2008	**Site Address:**	1 Castle Street, Hinckley LE10 1DQ
Applicants:		**Agents:**	
Name:	CORAL ESTATES LTD	Name:	RRDS LTD
Address:	Unit E Lancaster House Grange Business Park Enderby Road Whetstone LEICESTER	Address:	Brookside Farm Nantyderry Near Abergavenny Monmouthshire
Post Code:	LE8 6EP	Post Code:	NP7 9DP
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DEVELOPMENT SERVICES
23 JUN 2008
RECEIVED

Local Authority: Hinckley & Bosworth Borough Council, Council Offices, Argents Mead, Hinckley. LE10 1BZ

To be read in conjunction with RRDS Ltd Drawings Nos: COR1187/AS01B, AB01, AB02, AB03 & AB04

Description of Development: An existing unit to be converted into a licensed betting office being the subject of: Internal refurbishment to introduce the corporate image/finishes, the installation of a new shopfront and signage and the installation of air conditioning units.

Design Standard followed:	Approved Document M (2004)	Yes

USE - The unit is currently vacant.

AMOUNT - There will be no new building works on the site as the unit is existing and it is only a refurbishment and alterations to the shopfront. **Therefore not applicable**

LAYOUT - The buildings already exists therefore the arrangement of the site and its relationship with the public and private spaces are existing. **Therefore not applicable**

SCALE - The building already exists. **Therefore not applicable**

LANDSCAPING - The unit and surrounding area are existing and as no works are intended to the surrounding area, the character will be maintained. **Therefore not applicable**

APPEARANCE - The appearance of the unit will be as Coral's corporate standard. This is noted on the drawings.

ACCESS - The shop layout has been designed to comply with DDA requirements (see below)

Philosophy and Approach: The access statement is limited to the area of Coral demise only
Access for disabled, partially disabled and all members of the public is simply a ramped approach
The licensed betting office is located on one level on the ground floor.
Space factors and detailing within both the customer and staff areas have been designed to accommodate fully, disabled users.
The internal layout has been designed to satisfy the requirements of Part M of the Building Regulations.
A risk assessment will be undertaken and when necessary, if circumstances change for current staff or customers to physical well-being.
This project comprises mainly shopfit works only - no structural alterations
The ground floor customer area is to remain as existing, level.
There are not any changes proposed to the existing internal and external access arrangements.

Key Access issues of the design:
For other key issues please read in conjunction with the Fire Risk Assessment which will outline key issues relating to emergency egress alarm systems evacuation etc., colour and signage.
As stated works are for the shopfront and internal alterations only.
An L2 category fire alarm system including emergency lighting and smoke detection is installed.
Internally a unisex disabled WC has been created with contrasting colours i.e. walls, sanitary ware, floor etc., all contrast and achieving a 30 point colour difference.
The counter has a disabled service point.
The tables are set at 750mm high in order to create a writing area for disabled customers.

Car Park?	No	**Nearest car park to accessible entrance approximately?**	Unknown
Designated disabled parking spaces?	N/A	**Is the area well lit?**	N/A
Drop off point close to main entrance?	Yes	**Is the approach and the entronce on level ground?**	Yes

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Accessible entrance main or alternative?	Main	Is there a ramp for wheelchair access?	Yes
Is the entrance well lit?	Yes	Are there steps?	No
Automatic Doors?	No	Button release at wheelchair level?	No
Double or single doors?	Single	Spring loaded doors?	Yes
Do doors open in or out?	Out	Revolving doors?	No
Door widths ?	Please refer to project drawings		
CUSTOMER AREA:			
Seating?	Yes	Clearly signed?	Yes
Is it staffed?	No	Counter?	Yes
Do you have hand rails?	No	Is the area level?	Yes
Are there any stairs?	No	Is there wheelchair access?	Yes
INTERNAL BUILDING ENVIRONMENT			
Is there access to all public areas for wheelchair users? Yes			
WCS			
Are there disabled WCs?	Yes - Unisex	Is the access to get to the disabled WCs kept clear?	Yes
Are the WCs on level access?	Yes	Are there any stairs?	No
Automatic doors?	No	Button release at wheelchair level?	No
Do doors open in or out?	Out	Sliding doors?	No
Single door width approximately?	1000 mm	Can a wheelchair user get in and shut the door?	Yes
Can a wheelchair be reversed alongside the WC?	Yes	Is there room for a large electric wheelchair?	Yes
Are there grab rails present?	Yes	Toilet roll holder within easy reach?	Yes
Is there an assistance alarm present?	Yes	Do you provide facilities for visually impaired and blind people such as Braille facilities, larger signs, floor lighting etc.?	No
Do you provide facilities for hard of hearing or deaf people:			
Hearing loops?	Yes	Sign Language?	No

Sources of advice and consultation:
RRDS Ltd are constantly liaising with the regulatory body and owing to their high turn-over of Building Regulation applications, attendance at seminars, and almost daily contact with Building Control, can confirm that the practice is more than competent in assessing the needs and evaluating the requirements of both customers and clients to meet the guidelines set out by DDA legislation and Building Regulations with regards to the needs of disabled customers and staff.
Please note that the design is limited to internal works criteria only.

Nature and Impact of Environmental Constraints:
The unit is existing and works are limited to the shopfront and internal alterations only.

Proposed solutions for overcoming identified constraints: Please see above notes.
This is an existing unit no changes to the access, structure etc are intended.
Refer to project drawings and note the new disabled WC.

What steps have been taken to ensure this information is made available to building occupiers:
As stated previously please refer to the fire risk assessment prepared by Coral's Health & Safety Officer.
Coral are active in this respect and staff will attend an induction-training week at which time they will be fully briefed on matters relating to customer care evacuation etc.

Additional material information: Coral employ a Health & Safety Officer whose responsibilities include the organising of site-specific DDA assessments as and when necessary.

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DETAIL DESIGN ITEMS	
Site Description: Refer to attached drawings, which indicate the existing and proposed elevation.	
Access by:	
Car/Private Vehicle	As stated the access is limited to internal access only on the assumption that the developer has addressed any external access issues.
Rail/Tube	
Bus	
Access Route and Outdoor Public Space: Please see above.	
Main and Alternate Entrance:	
Door and lobby style	The response to this section is best explained by reference to the drawings.
Exterior Signage	Illuminated - see project drawings.
Accessible Toilet and Changing Provision: The colours to the WCs are defined by a 30-point colour scale difference between walls, floor and sanitary ware. Fully fitted WC complying with Part M.	
Horizontal Circulation: Contrasting colours and signage. Change in floor coverings.	
Vertical Circulation: N/A	
Hearing and other aids: Hearing loop installed.	

EMERGENCY PROVISIONS	
Emergency/Fire Philosophy: Regarding the emergency provisions - the philosophy is simple as stated above emergency lighting and fire frequency audible sounds indicate fire alarm operation and activates an evacuation route clearly visible night and day with these high visibility signs and all routes have no locking doors and ramps externally and the staff are trained how to act under an evacuation procedure. Please refer to the fire risk assessment and information contained on the drawings.	
Alarm Systems: L2 system installed. Please refer to the fire risk assessment and information contained on the drawings.	
Routes & Refuges: Emergency lighting/smoke and heat detection installed. Fire Evacuation Notice displayed. Routes and refuge - refer to drawing for indicative emergency lighting and escape routes. Please refer to the fire risk assessment and information contained on the drawings.	
Signage & Notices: All will conform to relevant British Standard and will have been approved by Local Authority Building Control and Fire Officer. Please refer to the fire risk assessment and information contained on the drawings.	
Evacuation Planning & Provision:	
Employee: Please refer to site-specific fire risk assessment and notices produced by Coral.	**Visitor:** Please refer to site-specific fire risk assessment and notices produced by Coral. Customers will have the benefit of both visual, emergency lighting and trained staff will supervise evacuation.
Equipment: Please refer to the fire risk assessment and information contained on the drawings. Refer to Fire Risk Assessment [automatic detection/alarm system plus staff (audible)]. Please refer to site-specific assessment and notices produced by Coral). Portable fire-fighting equipment exists. Fire evacuation notices are installed at appropriate locations. Escape doors are all 'openable' in the event of fire alarm actuation or power failure. These doors will not require a 'key' to open.	