
**REPLACEMENT WINDOWS & DOORS
& OTHER EXTERNAL IMPROVEMENTS
TO
LANGTRY CHILDREN'S CENTRE**

Job No. 83443
22nd October 2010

DESIGN & ACCESS STATEMENT



a multi-disciplinary practice of:

- architects
-
- building
surveyors
-
- building services
consultants
-
- planning supervisors
-
- interior designers
-
- property & facilities managers

INTRODUCTION

This statement has been prepared at Planning Application stage of the project based on detailed plans and this will be further developed as is felt appropriate.

The standards that are being used are:

- BS 8300: 2001 Design of Building and their approaches to meet the needs of disabled people.
- The Building Regulations 2000, Part M: Approved Document 2004.
- Planning and access for disabled people a good practice guide – Office of the Deputy Prime Minister, 2003.
- Disability Discrimination Act 1995.

The applicants and their designers are conversant with their responsibility to provide a fully inclusive environment.

1.0 The Development

The proposed works comprise:

- Replacement of existing timber single glazed windows and doors with new self-finished aluminium double-glazed windows and doors.

2.0 Car Parking

The proposed works do not affect or alter existing car parking provisions on the site.

3.0 Accessibility

The philosophy of the design of the development is to be as fully inclusive as possible and this includes, but is not limited to, the needs of people with disabilities and people with restricted mobility. The nature of the building and the extent of the works will of course be restrictive in the extent of this but the aim is to cater for a range of people and their disabilities.

The works do not affect the existing access to or around the building or site.

4.0 Entrances

The doors will be provided with a level threshold, and will achieve a minimum clear opening width of 850mm.

The new front doors will be automatic sliding opening doors with a level threshold. This will significantly improve the existing awkward and narrow single access door arrangement.

5.0 Design

The existing single glazed timber windows used throughout the Children's Centre are at the end of their useful life, with significant rot occurring especially to the rooflight windows, which makes the whole appearance of the Centre unappealing. The windows result in significant energy losses, and due to the position of the some of the high level external louvered windows are very difficult to.

The single galzed windows and louvered windows are very poor in terms of security and designing out crime.

This application is to replace the existing windows with new aluminium double-glazed windows and doors.

The arrangement of casements and fenestration is generally to match the existing appearance as closely as possible, although there are some changes proposed where shown on the drawings.

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