

Access Statement

Site address

Date:

Contact details

Applicant's name

Name:	<input type="text"/>
Address:	<input type="text"/>
Post code:	<input type="text"/>
Telephone:	<input type="text"/>

Agent's name

Name:	<input type="text"/>
Address:	<input type="text"/>
Post code:	<input type="text"/>
Telephone:	<input type="text"/>

Description of development

To include description of proposed works. Size of proposed works, building use, number of occupiers, perceived modes of transport etc.

Design standard followed

Approved Document M (2004):
BS8300 (2001):
Other (please elaborate below):

Philosophy and approach

Overview of the developer's philosophy regarding access for disabled people and inclusive design.

This section must include specific examples of how individual design proposals within the project reflect this philosophy.

Reference to current/pending legislation may also be relevant.

Key access issues of the design

This should include direct reference to key design attributes in relation to:

- Approach
- Parking
- Entrances
- Horizontal circulation
- Vertical circulation
- Access to services
- Emergency egress etc.

Sources of advice and consultation

Include references to relevant British Standards.
Consultation with planners, conservation officers, access officers etc.
Evidence of consultation with existing/planned building users (where appropriate).
The extent of input from local access groups or local organisations reflecting the views of disabled people.

Nature and impact of environmental constraints

Where environmental factors act to constrain compliance with the relevant design guidance an explanation of the individual constraints should be included. These may include constraints imposed by an existing structure during an extension or geographical constraints on new or existing developments.

The responsibility will be on the developer to explain why the relevant design guidance cannot be achieved in any particular situation and to provide material evidence to this effect.

One alternative solution that has been considered should also be described for each instance in which the design is felt to deviate from the relevant design guidance.

Proposed solutions for overcoming identified constraints

Where deviation from the relevant design guidance is proposed as a solution an explanation of how the relevant barrier can be 'reasonably' overcome should be explained.

What steps have been taken to ensure this information is made available to building occupiers?

Explain the steps taken by the designers to ensure the above access philosophy and information particular to the building is fully integrated into the long term management of the building.

Additional material information

Any additional information (including photographs) in support of the proposed development.

Details of Design Items

Site Description

A brief description of the location and site elevations of the development as related to the infrastructure and possible limitations to accessibility

Access by

Car/Private Vehicle

Rail/Tube

Bus

Note: for housing estates and larger developments traffic calming and signage to be included.

Access Route and Outdoor Public Space

Main and Alternate Entrance

Door and Lobby Style

Exterior Signage

Enunciator etc.

Accessible Toilet and Changing Provision

Horizontal Circulation

Where texture or colour are used to define routes materials and colours should be included

Vertical circulation

(include staircase style and lift design)

Hearing and other aids

Include Hearing loops, vibrating alarms and other communication devices

Emergency Provisions

(see Building Regulations Part B and M and BS5588)

Note: some items will not apply to single occupant domestic buildings

Emergency/Fire Philosophy

Explain the philosophy behind the emergency evacuation provisions and recommendations to building operators

Alarm systems

Detail Types

Routes and Refuges

(include emergency lighting and communications)

Stairs & Lifts

Size, design and availability and alternatives when power is off

Signage and Notices

Good signage and readable notices are essential in public access buildings

Evacuation Planning and Provision

Employee

Visitor

Explain what the occupier should include in their planning

Equipment

What emergency and evacuation equipment is provided include communications from refuges to control point

Staff Training Requirement

Recommendations for building operator staff training

Specific Limitations

(include any limitations to public or employee numbers or access.)

Review by Local Authority

Name..... Department

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<p>Tel. E-mail</p> <p>Dated/...../.....</p> <p>Changes required / not required / (if required attach copy of document to applicant)</p>
<p>Review by Applicant's Access Auditor</p> <p>Name..... Company</p> <p>Tel. E-mail</p> <p>Dated/...../.....</p> <p>Changes required / not required / (if required attach copy of document to applicant)</p>
<p>Review by Independent Third Party Access Specialist</p> <p>Name..... Organisation</p> <p>Tel. E-mail</p> <p>Dated/...../.....</p> <p>Changes required / not required / (if required attach copy of document to applicant)</p>
<p>Final Approval by Local Authority or Approved Inspector</p> <p>Name..... Department</p> <p>Tel. E-mail</p> <p>Dated/...../.....</p> <p>Approval for Construction (Compliance with Accessibility and Evacuation Regulations and relevant Standards)</p>
<p>Final Review by Applicant's Access Auditor</p> <p>Name..... Department</p> <p>Tel. E-mail</p> <p>Dated/...../..... agreement to</p>
<p>Approval by Fire and Evacuation Consultant</p> <p>Name..... Organisation</p> <p>Tel. E-mail</p> <p>Dated/...../.....</p> <p>Changes required / not required / (if required attach copy of document to applicant)</p>

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