Access Appraisal 1 - Approach to Site

Access Issues	General Information	Control /Guidance	Compliance or non compliance with relevant legislation & guidance		Proposed solution to non compliance / Comments
			YES	NO	
Pedestrian crossings, dropped kerbs, tactile surfaces	Newsome Avenue provides an access route to the centre of Wombwell for vehicular traffic. There are no pedestrian crossings adjacent to the development entrance.	Planning Highways	Yes		
Footways, Pathways, Access routes	Generally footpaths are 2m wide, tarmacadam. Footplaths are provided to both side of Newsome Avenue.	Planning Highways	Yes		
Car Parking, drop off areas	On street parking is available along Newsome Av at various places, but has restrictions adjacent to the site due to proximity to the neighboring school. Site to provide min 20 spaces incorporating 8No. accessible spaces, all within easy access to main entrance.	Planning Highways	Yes		
Public transport availability	Public transport operates along Newsome Avenue; with 2No bus stops available within 100m of the site entrance.	Planning, Highways Local Transport	Yes		
Approaches to entrance	Level >2m wide tarmacadam / paving slab footpaths.	Planning Highways	Yes		

Access Appraisal 1 - Approach to Site (cont)

Access Issues	General Information	Control /Guidance	Compliance or non compliance with relevant legislation & guidance		Proposed solution to non compliance / Comments
External ramps	There are no external ramps.	Planning Building Regulations	N/A		
External steps	There are no external steps.	Planning Building Regulations	N/A		
External Lighting	An existing lamp standard is located in the position of the proposed vehicle entrance, this will need to be relocated to allow the formation of the entrance.	Planning Highways	N/A		Lamp standard to be relocated. Possibility of additional lamp standard to meet Local Authority requirements.

Access Appraisal 2 - Entering the Site

Access Issues	General Information	Control /Guidance	Compliance or non compliance with relevant legislation & guidance		Proposed solution to non compliance / Comments
			YES	NO	
Location of Entrances	The main entrance to the site is located centrally to its position on Newsome Avenue. The entrance is pedestrian only.	Planning Building Regulation BS 8300, DDA			Existing entrance is to be amended to allow vehicle and pedestrian access to the site.
Entrance Lobbies	A glazed entrance lobby is provided which gives a level transition into the building. The lobby has additional lighting to highlight the main entrance area.	Planning Building Regulation BS 8300, DDA	Yes		
Entrance / Exit doors	Main Entrance doors are operated via a controlled access system by residents / service providers. Also via intercom system to flats. Both sets of doors provide wide openings. Staff will also be provided with access control.	Planning Building Regulation BS 8300, DDA	Yes		
Transition into Building	Recessed matting within the entrance areas chosen to provide a smooth transition while reducing the risk of slipping and keeping the area clear.	Building Regulation BS 8300, DDA	Yes		
External Lighting	Lamp standards to be provided along access way to main entrance.				
Signage	Main Entrance to be well signposted.				

Access Appraisal 3 - Internal Areas

Access Issues	General Information	Control /Guidance	Compliance or non compliance with relevant legislation & guidance		Proposed solution to non compliance / Comments
			YES	NO	
Horizontal circulation	Circulation spaces are wide and level throughout	Building Regulation BS 8300, DDA	Yes		
Corridors	Min 1700mm wide corridor.	Building Regulation BS 8300, DDA	Yes		
Internal Doors (corridors)	Internal doors provide min 800mm clear openings to rooms.	Building Regulation BS 8300, DDA	Yes		
Internal Doors (flats)	Internal doors provide min 800mm clear openings to rooms.	Building Regulation BS 8300, DDA	Yes		
Door \ window furniture	Door furniture to meet requirements of AD part M.	Building Regulation BS 8300, DDA	Yes		Maintenance of force of door closures required periodically.
Door entry systems	Entry into the property is controlled by a digital access system.	Building Regulation BS 8300, DDA	Yes		
Internal stairs	Designed to comply with AD part M section 3.51.	Building Regulation BS 8300, DDA	Yes		
Internal lifts	Lift car dimensions are in accordance with AD part M. Lift sizes to allow for the use of stretcher due to future of client group.	Building Regulation BS 8300, DDA	Yes		
Lighting	All flat habitable areas to be provided with access to natural daylight.	Building Regulation BS 8300, DDA	Yes		
Vertical circulation	Vertical movement is attained through the use of the main staircases and Passenger lifts.	Building Regulation BS 8300, DDA	Yes		

Access Appraisal 3 - Internal Areas cont.

Access Issues	General Information	Control /Guidance	Compliance or non compliance with relevant legislation & guidance		Proposed solution to non compliance / Comments
Communal Area	Refreshment facilities are provide for use by all staff.	Building Regulation BS 8300, DDA	Yes		
Training	All staff and residents to be provided with information on aspects of access / egress etc. from the property. Residents to be provided with User Guide with relevant information of using property.	Building Regulation BS 8300, DDA	Yes		
Evacuation	All features and materials to comply with AD part B. Four staircases are provided for the evacuation from the first and second floor levels, which include refuge points at each landing area. Ground floor areas evacuate through the staircase.	Building Regulation BS 8300, DDA	Yes		
Signage	All emergency signage to comply with AD part B, and to the satisfaction of the local Fire Authority.	Building Regulation BS 8300, DDA	Yes		