



**ASOS, Park Spring Road
Little Houghton, South Yorkshire**

DESIGN AND ACCESS STATEMENT

The proposed works at ASOS comprise of a Three Storey Extension to the existing attached office block. Externally the façade will be a direct reflection of the existing using identical materials and design cues. Internally the majority of the increased floor area will be given over to New Health & Welfare Facilities with the remainder being Archive and Offices supplementary to the existing office area. There will be toilet provision and generally an open plan layout on all levels.

It is envisaged that the proposed extension will provide mainly Health and Welfare facilities and therefore is not expected to increase the head count of the current overall occupation. A separate Transport Strategy Plan outlines the building occupancy and use of the existing numbers of car parking provision.

Primary access to the upper floors is provided by an existing internal staircase accessed by an escape corridor via a new secondary entrance or through the existing internal circulation routes from the offices or warehouse. An alternative means of escape/access will be provided direct to the outside via an external staircase with a wheelchair refuge at each landing level. A passenger lift is already installed within the existing offices that affords a step free access to all areas.

The internal layout has been designed in accordance with the principles contained in, and using the Building Regulations Approved Document Part M as the benchmark and in considering compliance the following rationale has been adopted:

The proposal does not include any additional parking provision however, the existing pathways leading from existing disabled parking bays and the site boundary are all 1500mm minimum wide and the existing footpath crossing points have blister paving with drop kerbs and all are well lit.

The entrance doors to the extension will either be powered automatic opening doors or openable with a maximum 20N force. The doors will be complete with contrasting ironmongery.

A barrier mat constructed from polypropylene fibre on a crumb rubber backing will be provided to the main entrance.

Any works above the base build will be the responsibility of the tenant, therefore no allowance has been made in the base-build for a reception area, and associated facilities such as induction loops or intercom systems.

All internal doors, staircases, toilets and so forth will be designed in accordance with the recommendations of the Building Regulations Approved Document Part M.