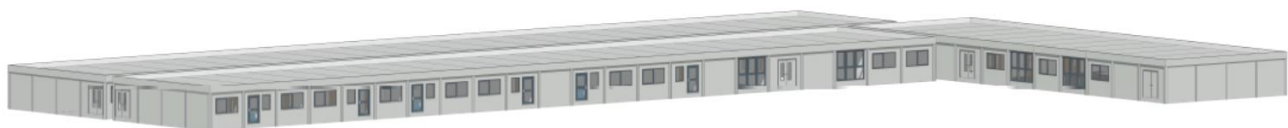


Minet Infant and Junior School

Temporary Accommodation Accessibility Statement



Background

This accessibility statement sets out to respond to each item requested within Planning Condition 5 as per planning application ref. 2297/APP/2021/3875.

The abovementioned planning condition requests the following:

"Prior to the first occupation of the development hereby approved, excluding demolition and site preparation works, an Accessibility Statement (with accompanying plans, elevations and sections) shall be submitted to, and approved in writing by, the Local Planning Authority.

The Accessibility Statement shall demonstrate, as a minimum, that:

- (A) Level access can be achieved into the new building from all points of entry and exit;
 - (B) Circulation and teaching areas accord with the specifications set out in Building Bulletin 103 and 104;
 - (C) The proposal includes a "Changing Places" facility, instead of the 'Hygiene Room';
 - (D) Level access is sufficiently signposted; and
 - (E) Door widths, lobby openings and circulation corridors are wide enough to accommodate wheelchair users and those with mobility issues, in a safe and convenient way.
- (E) The 'Hygiene Room' as shown on the approved plans includes a capped floor drain, freshwater and foul water supply pipes, and all other services required to allow the room to be converted into a 'Changing Places' facility, together with the process for converting the 'Hygiene Room' into a 'Changing Places' facility with a mobile hoist. If a student enrolls who uses a wheelchair, the 'Hygiene Room' shall be converted into a 'Changing Places' facility prior to the start of the relevant term and retained for the life of the building. The details shall be implemented as approved on-site prior to the first use of the temporary classrooms and retained for the lifetime of the development.

REASON: To ensure an accessible and inclusive development for everyone in accordance with Policy D5 of the London Plan (2021)".

Responses

See below for our responses in the same fashion that they have been requested to assist the reader.

- (A) Level access can be achieved into the new building from all points of entry and exit;
We can confirm that level access is provided to all entry and exist points of the temporary accommodation and as such there is no need for any steps or ramps.

Please see enclosed Portakabin section drawing HD/12136/01 Rev. S for further information.

- (B) Circulation and teaching areas accord with the specifications set out in Building Bulletin 103 and 104;

We can confirm that the circulation and teaching areas accord with the requirements as set out in BB103 and BB104. See below for a comparison:

CIRCULATION

BB103 requires the circulation areas to be "at least 22.5% of the total net area of primary schools (or 20% in single-storey schools)".

We can confirm that the circulation areas surpass the above requirement as the Net Area is 1565m² and the total Circulation area is 393m².

As such, the circulation area is circa. 25% of the Net Area.

TEACHING AREAS

We can also confirm that the teaching areas accord with the requirements as set out in BB103 and in most cases surpass the area requirement.

	BB103 Area (m ²)	Proposed Area (m ²)
Nursery playroom	62	All classrooms are between: 62-66
Reception classroom	62	
Infant classroom (extensive)	62	
Junior classroom	55	
Food/Science/DT	62	69
Food bay/practical resources	34	45
Group room (small)	9	9
SEN therapy	12	19
SEN resource base	12	13
Library (22 occupancy)	34	35
Studio	45-55	62
Main hall	120-140	199

We can confirm that The Schedule of Areas (SoA) have also been reviewed and approved by the Department for Education (DfE).

See enclosed Portakabin GA plan HD1213601 Rev. T for further information.

- (C) The proposal includes a "Changing Places" facility, instead of the 'Hygiene Room';
 Minet Schools do not currently have any pupils with disabilities that would need the additional provision that a Changing Places cubicle provides and the proposed provision will meet the school requirements and is a significant improvement on the provision within the existing schools.

However, we can confirm that the Hygiene Room will contain a capped floor drain, freshwater supply, foul water supply pipework in addition to other services such as a shower, basin, WC and can be converted into a Changing Places facility including the provision of a mobile hoist should the need arise in the future.

- (D) Level access is sufficiently signposted;
 Morgan Sindall will install an 'Access at side of Building' sign to the single pedestrian gates and a 'Level access' sign at the main entrance of the temporary accommodation. This is the most appropriate location for the signage as parents and pupils will approach the building through the pedestrian gates and the main entrance doors are also automated via a PIR sensor to aid access and egress for those with restricted mobility.

An example of the signage [Figure 1A and 1B] and proposed location [Figure 2] are detailed within the images and location plan provided below.



Figure 1A



Figure 2B

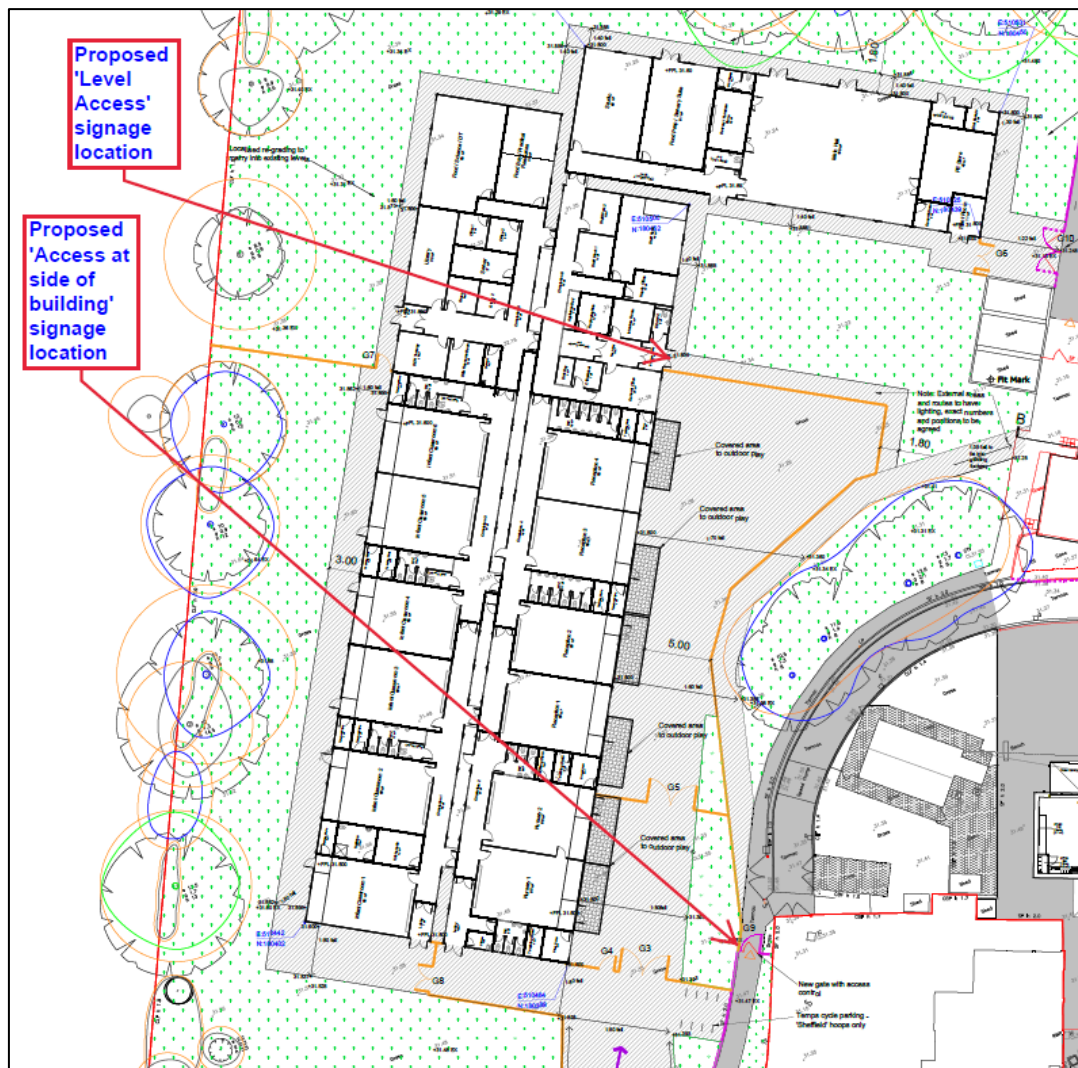


Figure 2

(E) Door widths, lobby openings and circulation corridors are wide enough to accommodate wheelchair users and those with mobility issues, in a safe and convenient way

Please see attached a copy of the revised Portakabin GA floor plan HD1213601 Rev. T which includes the clear width dimensions of all lobbies and sub-lobby dimensions as well as circulation corridor clear widths.

We can confirm that the temporary accommodation is suitable and can be used safely and conveniently for wheelchair users and those with mobility issues.

The clear width of the single and leaf and a half doors is detailed below.

Single Leaf Door

796
Door at 90°

Effective clear width 926mm door

6.4.1 Effective clear width through a doorway

Table 2 - Effective clear widths of doors has been amended as follows

Direction of approach of wheelchair	Min. effective clear width of door leaf	
	New buildings	Existing buildings
Straight on (Without turn or oblique approach)	800	750
At right angles from an access route at least 1000mm wide	800	750
At right angles from an access route at least 1200mm wide	825	775
At right angles from an access route at least 900mm wide	N/A	800
External doors and internal lobby doors at the entrance of buildings used by the general public	N/A	775

BS8300 also states "An accompanying note identifies that effective clear widths of 800mm and 825mm are achievable with 926mm wide doors, provided doors open **beyond 90°** and the projection of any door furniture does not reduce the effective clear width"

Clear Width 926mm

See single door aperture sizes drawing for further details.

Leaf and a Half Door

1625
1561

926/626mm Door at 90°

1384mm clear opening

Clear Width 1384mm

(E) The 'Hygiene Room' as shown on the approved plans includes a capped floor drain, freshwater and foul water supply pipes, and all other services required to allow the room to be converted into a 'Changing Places' facility, together with the process for converting the 'Hygiene Room' into a 'Changing Places' facility with a mobile hoist. If a student enrolls who uses a wheelchair, the 'Hygiene Room' shall be converted into a 'Changing Places' facility prior to the start of the relevant term and retained for the life of the building.

The details shall be implemented as approved on-site prior to the first use of the temporary classrooms and retained for the lifetime of the development

Refer to item 'C' above.

We trust that the above clarifies all of the items raised under Planning Condition 5.

Should you require any further information please contact Jaspal Sian of Morgan Sindall on the contact details provided below.

Jaspal Sian
Design Manager

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jaspal.sian@morgansindall.com

Thank you.

Encl.

Door aperture sizes - Clear opening widths
HD1213601_RevS SECTION DRAWING Ultima Modules
HD1213601_RevT GA DRAWING Ultima Modules
MIN-UBU-04-GF-DR-L-1024-General Arrangement with temporary School SIGNAGE SKETCH