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1150.Db.das

Disabled Access into doctor's surgery building, Sett Valley Medical Practice, Hayfield

Design and Access Statement

The situation

The Surgery is in the old National Westminister Bank building on the corner of Market Street and Bank Street in the centre of Hayfield. It is in the Hayfield Conservation Area. The formal high status facade faces into the village towards St.Matthew's Church and down Market Street; the rather less formal elevation backs directly on to Bank Street.





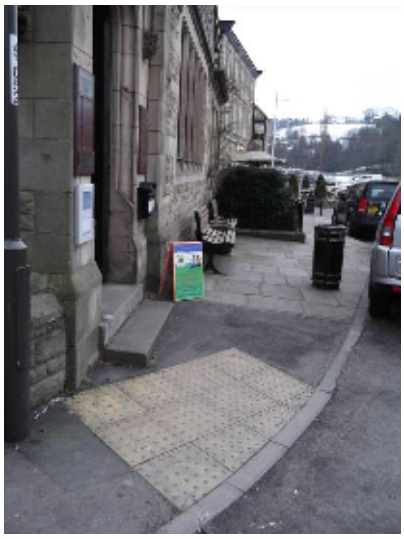
The problem

The only access for public and staff is through the front door on the corner of the building. It does not conform to the requirements of the Disability discrimination Act (DDA) 1995.

The Sett Valley Medical Practice decided that access into the Surgery should be improved for disabled and semi-ambulant people, and also for push chairs and toddlers.

There are two steps up on the door threshold to arrive at the floor level inside. Because of the pavement and internal restrictions it is impossible to form an access ramp that will conform to the DDA and Building Regulation Part M requirements (maximum gradient 1:15 for 235mm rise).

Please refer to drawing 1143.01A (Existing).





The photographs show the pavement restrictions; a guarded

The proposal

It is proposed to form a new access on the Bank Street side with the change in level running up from the front corner of the building, along the side and then entering through an adapted window opening.



Existing concrete paving flags, in mainly poor condition, would be taken up and carted away from the site. Stone bases, once the support for cast iron railings up to the 1939-45 war, would be taken out to allow a clear access.

Lay flags, forming a 1.2m. wide pathway, to gradient of approx.1:40. At this very shallow gradient, guarding will not be required.





Access into the building will be through an adapted opening of the staff toilet window.

The new door will be automatic, with back up control from the Receptionist's office. There will also be a CCTV camera over the new access. The new door will be solid timber in a similar style to the existing front entrance; surrounding glazing will be obscured safety glazing to maintain privacy inside the surgery.





Please refer to drawings 1143.02A(Proposed), 03A(Demolition) and 04(Elevation).

Access

(a) To the Surgery.
Access to the surgery can be by foot, bicycle, public transport or car.

(b) Into the surgery.
(i) By ramped access to level threshold and automatic door.
(ii) By existing main entrance with two steps up.

Conclusion

The proposal is the only practicable way of achieving access that conforms to the requirements of the DDA and Part M of the Building Regulations. The new doorway will have a minor and sensitive impact on the Conservation Area, and provide much needed level access to the Surgery.

High Peak Architects Ltd. 18th January 2013.