

10.0

ACCESS STRATEGY STATEMENTS

10.1 ACCESS STRATEGY STATEMENTS

THIS SECTION DEALS WITH THE COMMUNICATION AND DOCUMENTATION OF THE APPLICANTS UNDERSTANDING OF ACCESSIBILITY REQUIREMENTS.

PERFORMANCE OBJECTIVE

The applicant shall clearly demonstrate and communicate to DCCA their understanding of the accessibility needs of the building's end-users and its facilities and their chosen approach to meeting the performance requirements with respect to those needs.

10.1.1 MANDATORY PROVISIONS

The Access Strategy document will satisfy the performance objectives if:

1. It explains the Project Sponsor's policy and approach to access and the needs of vulnerable users.
2. It details the professional advice that will be or has been obtained with respect to accessibility and related technical issues.
3. It details any specialist user group consultations planned or undertaken and the degree

to which the design process has been influenced by the consultations.

4. It details and explains any specific issues affecting accessibility to, or within, the particular environment.
5. It details and explains any specific issues affecting the provision of services, employment or educational opportunities.
6. It details the access solutions proposed to address issues in (4) and (5).
7. It details the management, maintenance and training policies adopted, or to be adopted, to ensure that features, facilities and equipment continue to ensure accessibility.
8. Drawings and / or models are provided illustrating the routes to, into and around the building; vertical and horizontal circulation routes; the location of accessible parking bays and setting down points and the location of public transport interchanges where applicable.
9. It details the provisions to be made for the evacuation of all users from the building during an emergency, including vulnerable users who may need assistance or special equipment.
10. It considers and details the design approach at four key stages:
 - a) Strategic development of the project brief and access policy by or on behalf of the Project Sponsor;
 - b) Planning – development of the initial design proposals.
 - c) Detailed design stage.
 - d) Post occupancy.
11. Where Alternative Solutions are proposed the applicant demonstrates that they comply

with the Performance Objectives and where appropriate provides supporting evidence in the form of research or reference to British Standards.

10.1.2 DESIGN OBJECTIVES

GENERAL

1. The Access Strategy (AS) document provides an additional opportunity to consider the proposed use and management of the building/ built environment from the perspective of the needs of its users. Additional information is provided in Appendix 2 Guidance on Access Strategy Statements.
2. It should provide an opportunity for Project Sponsors to demonstrate their commitment to accessibility and show how issues will be addressed from design inception through to occupancy.
3. The level of detail to be provided in the AS document should be agreed with DCCA and it will depend on the size, function and complexity of the proposed building or space.
4. The AS document should be considered as a 'live document' which, post occupancy, can be used to evaluate the performance of the completed building.