



Lammas Low Impact Initiatives Ltd

Access Statement

November 2008

Unfortunately Lammas was completely unaware of the requirement for an access statement until September 2008.

Fortunately Lammas adopted an approach of inclusive design in the early stages of its permaculture design process, and Lammas recognises the importance of the principles involved.

The principles of inclusive design are that it:

- Places people at the heart of the design process
- Acknowledges diversity and difference
- Offers choice where a single design solution cannot accommodate all users
- Provides for flexibility in use
- Provides buildings and environments that are convenient and enjoyable to use for everyone.

Lammas fully supports these.

This access statement will form part of the Lammas Management Plan and as such will be incorporated into the ongoing management of the cooperative. It has been compiled following consultation with Alan Hunt (Pembrokeshire County Council Access Officer) and study of the Pembrokeshire County Council Planning Guidance Notes (June 2007) on Inclusive Design and Access Statements. There is a proposed consultation with the Pembrokeshire Access Group which may influence this statement in the future. Similarly it is likely that this statement will be further developed at the Building Control stages. Needless to say the proposal will comply with Part M of the Building Regulations.

Overview

The proposal consists of nine smallholdings, a seasonal campsite and a community hub building and revolves around farming and forestry practices. The project has some areas which will be periodically open to the public. These areas have been designed to be fully accessible to all. There are two structures that fall within this area:

- The 'community hub' building forms a centrepiece for the development and as far as possible it has been designed to be fully accessible for both abled and disabled visitors/ workers.
- The 'welcome point' is a structure that provides a sheltered information point accessible to all.

The development proposal will ensure that within the public access areas the design of trackways and pathways will be able to accommodate access for all:

- Every effort will be made to ensure that car parking spaces are clearly marked for all users.
- Hard landscaping areas will be as far as possible, wheelchair friendly and capable of access for all.
- Soft landscaping areas where developed will be designed as far as possible, to allow access for all users.

The remainder of the site, given that it consists of nine working agricultural holdings and that Lammas expects to enter into a legal agreement with PCC so that all the holdings will continue to operate as agricultural enterprises, will incorporate inclusive design as far as is practical. Towards this end Lammas has adopted key principles:

Dwelling-houses:

- Entrances to houses shall be clearly identifiable to all users.
- Where appropriate and possible, all houses will include a provision that allows access to disabled visitors. Doorways will either be on a level or accessed by a permanent ramp, or have provision for a temporary ramp/ lift.

Agricultural buildings:

- Entrances to buildings shall be clearly identifiable to all users.
- As far as is practical, agricultural buildings will make provision for inclusive access.

Trackways and Paths

- Wherever practical tracks and paths across the plots will be sufficiently wide enough, smooth enough and of a low gradient sufficient to allow access to both able-bodied and wheelchair users alike.

Detailed Access Features

Entranceway

The site is accessed from the Glandwr-Llanfrynach road via a new trackway which climbs to a level parking area. At its steepest incline, the track is estimated to be approximately 1:10.

Detail of this access is provided in the document “Entranceway”. An alternative access is available via the Pontygafel farmstead, and this has a very gentle incline, estimated at 1:20.

Welcome point

Within the car-park there will be clearly marked parking areas next to the ‘Welcome Point’ building.

Detail of this structure is provided in the document “Welcome Point”. The aspects of the building for public use are essentially outdoor rooms and are as such, accessible to all. From the welcome point all the central community elements (the village green, the camping area and the community hub building) of the proposal are accessed via a level trackway which will be finished in sufficiently graded aggregate to enable a smooth ride for any wheelchairs.

Community Hub

The community hub building is a multi-purpose venue, incorporating a café, hall, seasonal shop and toilet/ washroom facilities. The detail of the community hub building and the area around it will be carefully finished to enable both disabled and able bodied people maximum freedom of movement and safe access.

Any minor variations in floor levels will be accommodated by clearly marked gentle ramps to ensure that the entire building is easily and safely accessed by wheelchair users.

Door thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force. The disabled access composting toilet and washroom will be accessible by a 1:20 ramp or a stairway.

The community hub building also incorporates non-public areas such as a kitchen and office. These will also be designed to enable both disabled and able bodied people access.

Further detail of this building is provided in the document “The Hub”.

Terrace

Access to the terrace is via the previously mentioned entranceway. Before the main car park is reached a track-way on the left travelling in a roughly southerly direction travels on a level to the 4 terrace dwellings. Here there is a cross roads (which doubles up as a turning area) which is centred within a common garden. The east west track leads to the North gardens and the main entrances of the individual dwellings. There will be a private parking area just off the east west track at the north of each of the dwellings. This will be as smooth and level as is practical and will provide sufficient room for wheelchair manoeuvres.

The four houses and service area will be accessed on a level from this east west track with wide level paths.

Door thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force. The service area is accessed from the track. The positions of the houses and the layouts of the plots are described in the main application, in the individual plot management plans.

Plot 1

The dwelling is composed of one unit within a terrace of four dwellings. It is single storey. It is approximately 20m in length and 8m in width. It has three bedrooms, a living room, kitchen, bathroom, office and visitor room. It is designed to accommodate a family of three. The layout and scale of the building can be seen in the plan. (Drawings are attached to the Terrace document in the main application). The dwelling is south facing with a conservatory to the front. The main entrance to the building is from the north but access can also be gained from south.

There are a range of options for pedestrian access to the plot, all of which involve pathways and gates. A network of paths criss-cross the plot. The barn floor (beaten earth) is on a level with the ground and, as such, is easily accessed. The polytunnels are accessed via small paths on the plot constructed by shale or other natural material. Further detail of the plot access and layout is provided in the plot management plan.

Plot 2

The dwelling is composed of one unit within a terrace of four dwellings. It is single storey. It is approximately 20m in length and 8m in width. It has four bedrooms, a living room, kitchen, bathroom, store-room and visitor room. It is designed to accommodate a family of five. The layout and scale of the building can be seen in the plan. (Drawings are attached to the Terrace document in the main application). The dwelling is south facing with a conservatory to the front. The main entrance to the building is from the north but access can also be gained from south.

Landscaping:

Path surfaces leading to the north door from the private car parking area will be smooth and level. As far as practical there will also be a smooth and level path leading from the conservatory to the compost toilet. These paths will be made from sufficiently graded aggregate so as to provide a smooth ride for any wheelchair user. Within the growing area itself there are two main paths running through the plot. One runs from the top of the plot and curves in a roughly Southerly direction to the workshop. Another runs from the workshop in a South East direction to the willow beds. These will be light grade aggregate based forestry paths. Other paths will be mown grass tracks.

Access within the buildings:

The house

The floor of the house will be made of rammed earth and will be on the same level as the outdoor path. All rooms within the dwelling will be on the ground floor and level with the exception of the ladder leading up to the mezzanine floor.

The Compost Toilet

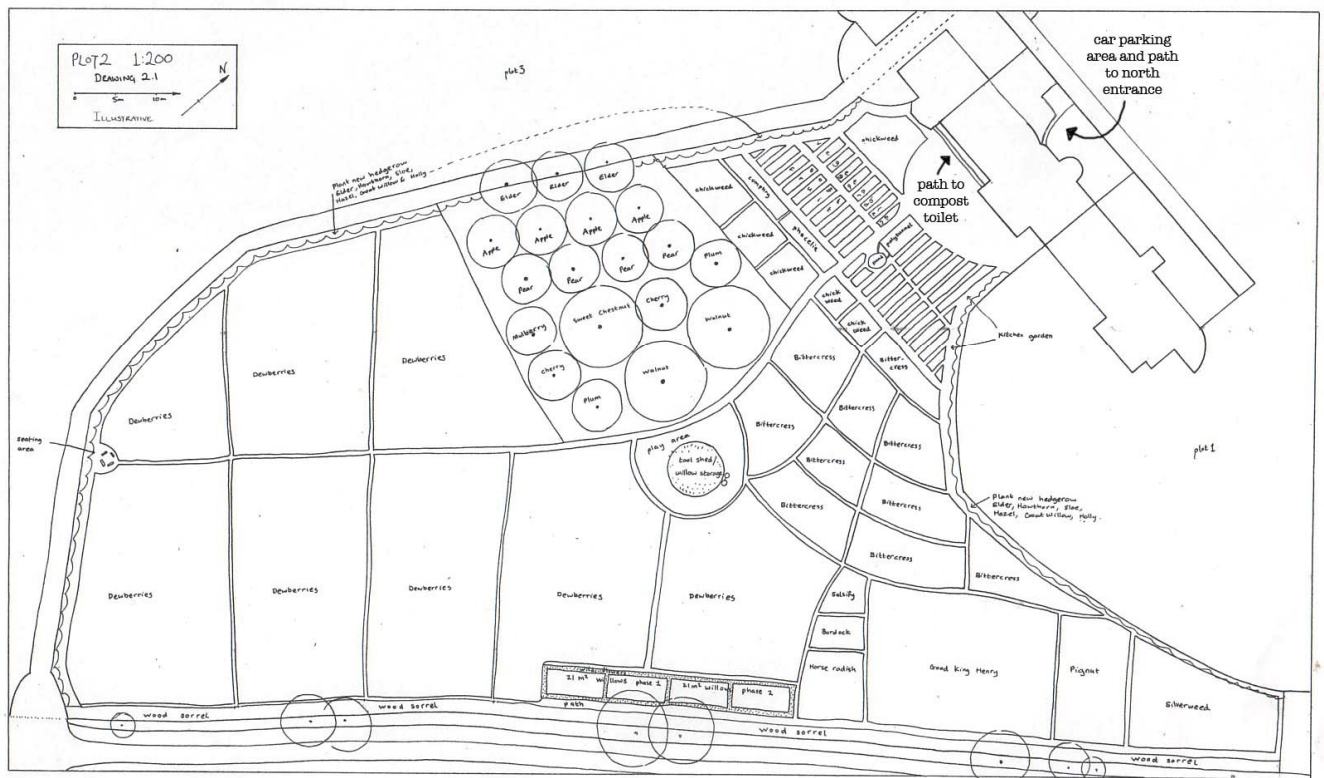
The building is accessed via three steps but we will provide a moveable wooden ramp for wheelchair access when required.

The Workshop

The Workshop will be fully accessible for wheelchairs users and provide a smooth wooden surface.

The Poly-tunnel

The poly-tunnel will be fully accessible for wheelchair users. The floor will be dry hard earth and level with the main Southerly track.



Plot 3

The dwelling is composed of one unit within a terrace of four dwellings. It is two-storey. It is approximately 20m in length and 8m in width. It has four bedrooms, a living room, kitchen,

bathroom, store-room and visitor room. It is designed to accommodate a family of three with room for expansion. The layout and scale of the building can be seen in the plan. (Drawings are attached to the Terrace document in the main application). The second storey (approx 70 sqm) is dedicated to farm business activities. The main entrance to the building is from the north but access can also be gained from south.

Vehicle access to the plot is via the terrace grazing field, through a farm gate then along a track laid with aggregate.

There are a range of options for pedestrian access to the plot, all of which involve pathways and gates

The barn floor (beaten earth) is on a level with the ground and, as such, is easily accessed. The polytunnels are accessed via small paths on the plot constructed by shale or other natural material.

The remainder of the plot is accessed by means of paths and gates.

Further detail of the plot access and layout is provided in the plot management plan.

Plot 4

The dwelling is composed of one unit within a terrace of four dwellings. It is single storey. It is approximately 20m in length and 8m in width. It has four bedrooms, a living room, kitchen, bathroom, store- room and visitor room. It is designed to accommodate a family of five. The layout and scale of the building can be seen in the plan. (Drawings are attached to the Terrace document in the main application). The dwelling is south facing with a conservatory to the front. The main entrance to the building is from the north but access can also be gained from south.

There are a range of options for pedestrian access to the plot, all of which involve pathways and gates.

The barn floor (beaten earth) is on a level with the ground and, as such, is easily accessed. The polytunnels are accessed via small paths on the plot constructed by shale or other natural material.

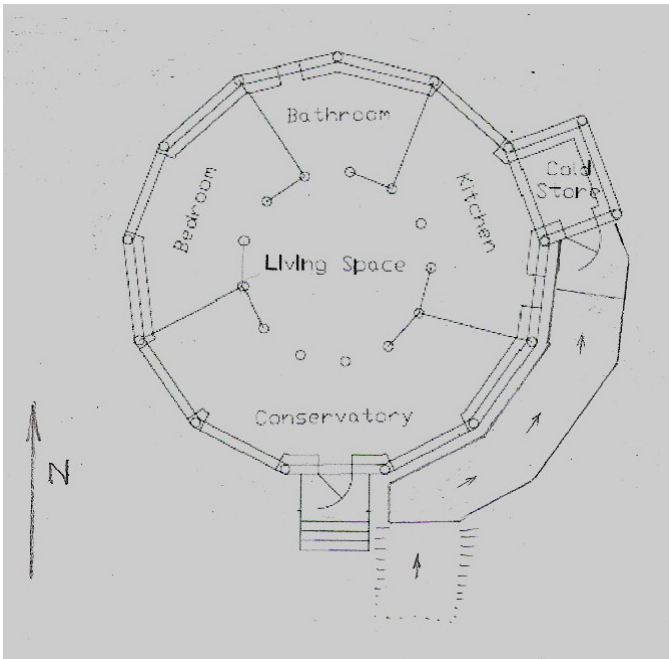
The remainder of the plot is accessed by means of paths and gates.

Further detail of the plot access and layout is provided in the plot management plan.

Plot 5

The plot will be accessed through a wooden farm gate which will open onto a farm track. This will travel on a level first to the barn and then to the house.

The plot 5 dwelling-house is a 98m² roundhouse (with an internal floor area of approx 84 m²) The house is raised above the ground, and is accessed through the front door by a short flight of five steps covering a rise of approximately 1 meter. A timber/ earth ramp (1:20) will lead to the rear door, enabling full access for less mobile people.



Plot 5 Dwelling-house Ramp. 1:200

The remainder of the plot is accessed by means of paths and gates
 The barn floor (beaten earth) is on a level with the ground, and as such is accessed easily.
 Further detail of the plot access and layout is provided in the plot management plan.

Plot 6

Access into the plot is by means of a farm track graded with aggregate. There will be two farm gates on the track before one arrives at the smallholding itself.
 The main functional elements (listed below) of the holding are clustered around a courtyard, which is surfaced with aggregate. There is ample room for parking and turning vehicles here.

Outbuildings: This covered area is a semi-outdoor space. It is accessed via a rough wooden door from the parking area on a level. The floor will be of flat stones and the doorway will be sufficiently wide to enable full access by all users.

House: The plot 6 dwelling is a raised timber framed straw bale building. The main access into the house is via 5 wooden steps, covering a rise of approximately 1m.
 An alternative ramped access will be provided to the rear of the building. It will be a 1m wide wooden ramp of 1:20 gradient.

Barn: The barn floor, due to the perishable nature of the contents which it is intended to store, is some 600mm above ground level. As such it is accessed via a short flight of wooden steps.

Polytunnel: Due to its position on a slope, the polytunnel is accessed via a short flight of approximately eight steps (of a height of approximately 1.6m), finished in aggregate. There is a timber framed door to access the polytunnel.

Workshop: This is accessed directly from the parking area on a level, through a set of rough wooden doors.

Cow Barn: This is accessed directly from the parking area on a level, through a set of rough wooden doors.

The farm areas: garden, grazing fields, coppice, orchard etc are accessed by various routes largely along rough pathways and/or through farm gates/ over stiles.

Further detail of the plot access and layout is provided in the plot management plan.

Plot 7

Access to the plot is through a farm gate then along a track laid with aggregate. The parking area will have sufficient room for parking with space to turn.

Plot 7 is unusual in that it is on a steep incline.

Access to the house will be along a shale path from the parking area and down a flight of approximately 6 steps (1.2m). An alternative ramped path will be provided for wheelchair visitors.

The doorway into the house will be wheelchair friendly.

The internal layout of the house is split into levels and the main living area (including kitchen and utility areas) will have wheelchair access. The main sleeping areas (and office) are reached via stairways.

The chalet will also be accessed along a shale path and down a flight of steps.

The barn, workshop and polytunnel are all accessed by paths which criss-cross the plot.

Further detail of the plot access and layout is provided in the plot management plan.

Plot 8

Access to the plot is through a farm gate then along a track laid with aggregate. The parking area will have sufficient room parking with space to turn.

Access to the house will be along a shale path from the parking area, the path being both wide enough and level enough for a person with mobility problems to navigate. The house will be accessed via a small step into the porch area of approx 200mm.

The barn will also be accessed along a shale path. The barn itself will have a level rough earth floor, the contents will be raised up on wooden platforms within.

The paths connecting the parking area and the workshop will be 1.2m wide, as level as possible and made from finely graded shale. The workshop itself will have double doors opening fully to allow space for a wheelchair to enter. The toilet nearby will be disabled accessible. Maximum accessibility is essential for this building as we intend to make this useable for all people.

The greenhouses will have a step of 300mm through wooden framed doors.

All the gates in the holding will be wide enough to allow access for people with mobility problems and for those using wheelchairs.

We intend to provide mobile ramps for use when visitors with limited mobility wish to access the greenhouses or the house itself.

Further detail of the plot access and layout is provided in the plot management plan.

Plot 9

The main access into the plot is by means of a farm track graded with aggregate connected to the trackway to the east of the plot. There will be a farm gate on the track. An additional access will be via the trackway that leads to plot 6 as this track separates the two sections of our plot. There will be a bridge across the leat.

The main functional elements of the holding are clustered together to the north of the plot around a courtyard, which is surfaced with reclaimed bricks. There is room for parking here.

Both the house and workshop are timber buildings raised off of the ground.

The house and workshop building are accessed from the north at ground level and from the south via wooden steps, covering a rise of approximately 1m.

An alternative access to both the house and barn will be provided by means of a 1:20 staged rampway which will culminate at a wooden landing platform between the house and the workshop, connecting the two buildings and providing wheelchair access to both structures.

The barn building is accessed at ground level through the main barn doors to the north and doorways to the north and east as well as from the walled garden to the south. The temporary accommodation in the barn building will be accessed through a flight of stairs in the building connecting to a door to the north.

The building to house the pigs and goats is adjacent to the main trackway and barn building with a trackway between the two buildings. It will be accessed at ground level.

The walled garden will be accessed through gates to the north, east and west in addition to the doorway to the barn. The greenhouse in the centre of the walled garden is accessed at ground level

The farm areas comprising of the orchard, fields, woodland, and coppice are accessed by various routes mainly along trackways surfaced with aggregate, through farm gates/ over stiles and/or across fields.

Permissive Paths

There are two new permissive paths proposed for the project that circumnavigate the development in two loops North and South of the existing public footpath. They will be punctuated with gates, stiles and a bridge.

How we meet Policy 100

The Lammas project satisfies policy 100. The bulk of the detail for this can be found in the Traffic Management Plan. In response to the five primary points described in the policy:

- i. Adequate vehicular and pedestrian access has been incorporated into the proposal.
- ii. Adequate provision is made for public transport (in fact the scheme is proposing its own public transport provision), bicycle (by means of connecting to a Sustrans route and providing a bicycle shed) and pedestrian access (by maintaining the existing footpath and the addition of two new permissive footpaths).

- iii. The public areas of the development have been designed to be accessible to all users, with particular regard for users with special mobility needs and sensory impaired visitors.
- iv. Highways are of the opinion that the local road network can support the development.
- v. The overall access provision is attractive, appropriate and safe.