

DESIGN AND ACCESS REPORT
MARBLE HILL HOUSE SPORTS BUILDING
REPAIRS AND ALTERATIONS

17_146 – R4



**Acanthus
Clews**
architects

Tel: 01295 702600
Fax: 01295 702601
architects@acanthusclews.co.uk
www.acanthusclews.co.uk



Prepared by:
Acanthus Clews Architects Ltd
Acanthus House
57 Hightown Road
Banbury OX16 9BE
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MARBLE HILL HOUSE

REPAIRS AND ALTERATIONS

DESIGN AND ACCESS STATEMENT

1.0 Design

DAS accompanying applications for listed building consent should include a brief explanation of how the design has taken account of:

- *The historic and special architectural importance of the building*
- *The particular physical features of the building that justifies its designation as a listed building*
- *The building's setting.*

The statement should:

- *Explain and justify the approach to ensuring that the listed building preserves or enhances its special architectural importance.*
- *Where an aspect of design may impact on this, the statement should explain why this is necessary and what measures have been taken to minimise the impact.*



The sports building dates from the 1970s and is a low rise single story building constructed from brick and concrete. It is located away from the main house at the edge of the park. It is used as a sports changing facilities and as a headquarters for the

site staff. It is not itself listed, merely siting within the grounds of the main house; but has many interesting architectural features.

The works proposed include the following:

- New walls and partitions to separate out the changing areas
- New WC cubicles
- New sanitary fittings and plumbing
- Repairs to the flooring
- Forming of new openings and spaces.

All the alternations except the ramps are internal.

All new walls will be built to match the existing late 20th century detailing; this is heavy concrete blockwork walls with a thick robust render and paint; the floor is asphalt. This will be repaired as required. The existing orange and hardwood decorative boxing will be retained & reused.

New doors will match the robust style of the existing doors.

2.0 Access

The access component of the statement is broadly the same as for planning applications, but with reference to the special considerations for listed buildings.

- The statement should explain how the approach to access balances the duties imposed by the Disability Discrimination Act (where applicable) with the historical and architectural significance of the building.*
- The statement should detail any specific issues which arise because the building is listed, the range of options considered and, where inclusive design cannot be provided, an explanation as to why should be given.*
- Where the structure of the listed building restricts ability to carry out alterations to meet minimum levels of accessibility, the statement should give details of solutions that will be put in place to minimise the impact on disabled people and ensure that any services provided within the building are made available in other ways.*

We have an access consultant appointed to the project team, they have advised us about the most appropriate solutions; refer to the access report. The proposals for the sports building are to make the building usable to female and male users and to accommodate the basic needs of ambulant disabled and wheelchair users.

The works are focused upon splitting of the spaces into male only, unisex and female only areas and upgrading the fittings and decorations. An ambulant disabled WC, and a wheelchair accessible Shower is proposed to cater for the casual use of the building by wheelchair and ambulant disabled visitors. All these interventions retain the overall character of the space, using the same architectural language.

To the entrance and fire escape, the existing steps have been designed out by releveling the adjacent ground to a shallow slope. This avoids the need for a formal 'ramp' with the associated handrails; these are often visually and physically obtrusive and have the capacity to segregate users of the same entrance. The leveled ground will be unobtrusive.