

Ham Manor Golf Club

Design And Access Statement – Main Entrance Alterations

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for alterations to the main entrance of the building. The proposal seeks to improve accessibility and inclusivity by introducing an integrated disabled ramp while retaining the existing steps.

The statement explains the design principles behind the proposal and demonstrates how access for all users has been considered and enhanced.

2. Site and Context

The application site comprises an existing building with a main entrance currently served by a set of external steps. The steps form part of the original entrance arrangement and are visually and historically consistent with the building.

At present, the stepped access restricts independent access for wheelchair users, those with limited mobility, and visitors using pushchairs or mobility aids.

3. Proposed Development

The proposal involves the installation of a new entrance structure that incorporates a disabled access ramp integrated into the overall design. The ramp will provide step-free access from the external approach to the main entrance.

Importantly, the existing entrance steps will remain in situ, fully intact and unaltered. They will be covered by the new structure but not removed or damaged in any way. This ensures the original steps are preserved and allows the building to be returned to its original arrangement in the future if required.

4. Design Principles

The design has been guided by the following principles:

- **Inclusivity:** Providing safe and dignified access for all users, regardless of mobility.
- **Minimal Intervention:** Retaining the existing steps and avoiding unnecessary removal of original features.
- **Reversibility:** Ensuring that the proposed works can be reversed without permanent impact on the building.
- **Visual Compatibility:** Integrating the ramp into the entrance design so it sits comfortably within the existing architectural context.

Materials and finishes will be selected to complement the existing building and to ensure durability and ease of maintenance. (Biege Limestone)

5. Access Considerations

The proposed ramp will comply with current accessibility standards, providing an appropriate gradient, width, and handrails where required. The entrance will be accessible to:

- Wheelchair users
- People with reduced mobility
- Elderly visitors
- Parents with prams or pushchairs

The new arrangement will significantly improve access compared to the existing stepped entrance, which currently presents a barrier to many users.

6. Impact on the Existing Building

As the existing steps are to be retained intact beneath the new structure, there will be no permanent loss of original fabric. The proposal represents a sensitive and respectful approach that balances modern access requirements with the preservation of existing features.

The visual impact of the development is considered minimal, with the new design intended to appear as a natural and well-considered enhancement to the entrance.

7. Conclusion

The proposed replacement of the main entrance steps with a new design incorporating integrated disabled ramp access will greatly improve accessibility while safeguarding the existing entrance features.

The scheme has been carefully designed to be inclusive, reversible, and sympathetic to the existing building. It is therefore considered to represent a sustainable and appropriate form of development that accords with planning and accessibility objectives.