

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR PROPOSED ALTERATIONS TO THE MEANS OF ESCAPE STAIRCASE FROM THE MASTER BEDROOM OF FLAT D AND ANCILLARY WORKS TO THE TERRACES AND WINDOWS

1.0 Design Approach

The existing means of escape staircase is positioned in the approximate centre of the existing lower terrace, and obstructs the amenity area of the terrace area by its presence. The circular means of escape staircase can be replaced by a new means of escape staircase positioned on the upper terrace, that will be designed incorporating similar sized members where practical, to comply with Building Regulation requirements for staircases and balustrades.

The Owner requires a refurbished terrace floor finish including the asphalt waterproof membrane, which will be retained, but overlaid by a torch-on membrane, followed by an isolating membrane and ceramic 600mm square tiles, laid between strip LED lights of low intensity 5W bulbs.

The Building Regulations require the glazing alongside the repositioned means of escape staircase to be fire resisting glass, and the Owner is taking the opportunity of replacing the Master Bedroom windows and door with new aluminium bronze colour Analok 545 with double glazing comprising 4mm Optifloat bronze low E glass and 6.4 laminated or fire resisting glass as appropriate to the position.

2.0 Access

Access between the Master Bedroom level and the upper terrace level will be improved by the new staircase, as the treads and risers will be in accordance with Building Regulation requirements, and the riser, is less than existing with a balustrade each side of the staircase.

The means of escape route from the terraces remains the same as existing, but with one less flight of 5 risers to be dealt with, currently imposed on the current means of escape route when escaping from the lower terrace.

In the event of a Resident who is affected by Disability, the escape route from the Master Bedroom is therefore improved, by being shorter in length and having to traverse a less hazardous staircase layout.

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