

DESIGN AND ACCESS STATEMENT

2 HUTCHINSON HOUSE, ADELAIDE ROAD, LONDON, NW3 3PU.

NEW FRONT ACCESS

DESIGN

The proposal is designed to increase the ease of disabled (wheelchair) access to the ground floor flat. At present there are narrow door and walkways, no turning areas and a 150mm step between the front entrance and the flat entrance. Therefore it is proposed that it will be necessary to remove the existing front elevation (kitchen) window, which leads to the pavement to the front of the block of flats. This will be replaced with a door, installed with an automated opening and closing system, which will be operated by a radio receiver unit and an activating switch button. All equipment specified for the automated door system conforms to BS 7036 guidelines for low energy operators for pedestrian doors.

On exiting the automated door there shall be a level walkway designed 1500mm wide by 3000mm in length that will give access from floor level to the pavement level to the front of the block of flats. Galvanized railings shall also be included, positioned to leaving a 1200mm wide space between. This will be designed in accordance with the Building Regulations.

This new exit will be used as the main entrance as well as providing a quick and easy unaided means of escape, which is not currently present.

ACCESS

The original means of access to flat 2 via the main entrance to the block of flats is to remain unchanged and used by visitors only. The new access proposed will be for the occupier and this will not obstruct any current walkways, access points or fire escapes.