

DESIGN AND ACCESS STATEMENT

Design

The design of the proposed doorway is intended as far as possible, to be in keeping with the rest of the building. For this purpose, we have examined the materials and design of features already in existence on the exterior of the building and other properties in the local area, including other properties who have replaced windows with doorways onto terraces and balconies.

The new doorway will retain the width of the existing window, and it will also extend to the same height. The glass light above the doorway is also intended to follow the design of the existing window and the original windows in the building, with three panes of glass. (as shown on drawing nos. 3 and 6). The doors will be constructed from white painted soft wood and will have clear glass in the centre. This is in line with the materials and style of the existing windows in the property.

The roof terrace has been in existence for some years, and it is not planned to alter the design or materials used in its construction. The terrace has a tiled floor, with a 1.3m high safety rail on the small wall surrounding the building (please see photographs nos 3 and 4).

Access

At present, the existing roof terrace may only be accessed through a sash window situated on a small landing between the second and third floors (as can be seen in photograph no 1). There is a drop of 0.75 m from the window to the floor level on the inside of the building and a drop of 0.8 m from the window to the floor level of the roof terrace. This is a totally unsatisfactory situation, as it means that only physically fit people may gain access to the terrace, and this is only with some difficulty.

The proposed doorway will remove the access problems caused by the height of the wall between floor level and the window sill. The doors will open outwards onto the terrace from the small landing between the second and third floors. As the level of the roof terrace and the level of the landing are approximately the same, the roof terrace will be accessible to all. Also the French doors will be wide enough to enable disabled access onto the terrace, and there is enough space on the landing and on the terrace for less able-bodied people to gain access and egress. The size (2.8m x 2.5m) and rectangular shape of the roof terrace will also ensure that there remains adequate space on the roof terrace when the doors are open.

The landing and roof terrace between the second and third floors are reached by climbing five flights of stairs. As there is no lift in the building, there is currently no wheelchair access to the landing or roof terrace. The planned development however, will drastically improve access for both able bodied and less able bodied people who are able to climb the stairs.

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