

Design and Access Statement

10. WC In houses with three bedroom or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitting in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.		The toilet at entrance level is not compliant with Part M in that it has an existing 700mm outward opening door and due to the location of the stairs and existing walls it is not possible to extend this and comply with the building regulations. We intend to investigate whether it would be possible to enlarge this door with the building control officer during the design development of the project. Within the toilet there is 750mm clear in front of the WC. Further there is sufficient room adjacent to the WC for side access. Provision for future drainage will be incorporated.
11 Bathroom and WC walls Walls in the bathroom and WC should be capable of taking adaptations such as handrails.		Walls in the bathrooms will be capable of taking adaptations such as handrails
12 Lift Capability The design should incorporate provision of a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.		It is likely that a stair lift could be incorporated as the stair is adjacent to a structural wall. Given the nature of the existing building and its location in a conservation area we do not believe it will be possible to incorporate a through lift. The proposals in no way further compromise the possible future of a stair lift or through lift.
13 Main Bedroom The design and specification should provide a reasonable route for a potential hoist from the main bedroom to the bathroom.		The design of the main bedroom provides a straight route for a potential hoist to the adjacent bathroom
14 Bathroom Layout The bathroom should be designed for ease of access to the bath,WC and wash basin.		The bathroom will be designed for ease of access to the bath,WC and wash basin.
15 Window Specification Living room window glazing should be no higher than 800mm from the floor level and windows should be easy to open/operate		The existing living room window glazing is 770 mm from the floor level and is relatively easy to open. It is not proposed to change the window as it would adversely affect the character of the house.
16. Fixtures and fittings Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor.		All new switches, sockets, ventilation and service controls will be at a height usable by all (ie between 450 and 1200mm from the floor.