



Side garden from inside



Side return area



View from garden



Rear elevation

DESIGN & ACCESS STATEMENT

The application proposes a single storey side infill glazed conservatory in the ground floor flat at 47 Queen's Crescent.

The concept is to extend the kitchenette into the side return in order to create a dedicated dining area adjacent to the kitchen, with a winter-garden or an industrial conservatory look-alike.

The new extended living area will span side to side between the boundary walls and will occupy a small portion of the side garden.

The conservatory will be fully glazed with a patio door opening outwards.

The glazing will be 12mm heat soaked and toughened outer pane, 16mm argon filled cavity and 6mm heat soaked and toughened inner pane. The centre pane U value should be 1.1 W/m²k.

The access to the property and the different levels on which the house sits will remain the same.

The following shall be applied to the design of the building:

Regarding Lifetime Homes/Part M of the Building Regulations:

Where possible there shall be no steps at entrances. The entrances are covered. Relevant parts shall be illuminated and with level access over the threshold (max. 15 mm).

Door entry systems shall be disabled accessible, easy to handle, and positioned between +750 and +1000mm above finished floor level.

Walls in bathrooms and toilets shall be capable of taking adaptations such as handrails.

Wall reinforcements shall be located between 300 and 1500mm from the floor.

Where possible, the clear opening width of doorways and hallways conform to the Table 4/Part M of the Building Regulations (Section 7).

Turning spaces are provided for wheelchairs in dining area, living room and kitchen. Turning circles, where required, shall be 1500 x 1500mm or 1700 x 1400 mm.

Where possible, habitable rooms are located at entrance level and have spaces that can be used as convenient bed spaces.

Electrical switches, socket outlets, bell pushes, telephone jacks, TV aerial sockets and service controls are positioned between 450 and 1200 mm above finished floor level. This shall apply to all rooms including the kitchen and the bathroom.

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