

DESIGN AND ACCESS STATEMENT

104 Priory Rd is one half of a large semi-detached dwelling which is one of a group of two such dwellings. It has been divided into 3 self-contained flats. This flat extends over the ground floor and down into the basement with a lower ground floor extension extending into the garden. It is proposed to convert the basement area into a self-contained flat. The other three dwellings in the set of 4 have all done this.

Access to the flat will be down a flight of steps to the side. As such wheelchair access will not be able to be achieved, however many of the other design criteria contained in The Lifetime Home Standards have been met and the flat would be suitable for someone with limited mobility.

As no new extension work will be involved, criteria set out in Chapters 4, 6, and 7 of CPG will all be met. Chapter 9 – access for all will not be able to be met as described above.

As part of the general works all unattractive modern windows will be replaced with painted hardwood casement ones which will match original ones elsewhere on the building. The existing dormer which is in a bad state of repair will be rebuilt with an exact replacement window. The unattractive rear section of the extension will be updated and modernised with a new rooflight, new sliding door and a new zinc roof.

LIFETIME HOMES STANDARDS

1. Parking – no parking is proposed to meet S106 Agreement.
2. Approach to dwelling from Parking – NA
3. Approach to all entrances to level or gently sloping. NA
4. Entrances a) illumination and c) clear opening will be met.
5. Communal Stairs and Lifts NA
6. Internal doorways – The hallway exceeds 900mm in width and all doorway minimums will be met.
7. Circulation space – adequate circulation space is provided.
8. Entrance level Living space – this is provided.
9. Entrance level bed-space – this is provided.
10. Entrance level wc and shower drainage – this has been provided.
11. WC and Bathroom walls – Future provision of grab rails is possible.
12. Stairs and potential through lift – NA
13. Potential for fitting hoists in Bedroom – This is possible.
14. Accessable bathroom – all criteria have been met.
15. Glazing and window handle height – The Living Room has a full height glazed door with a view to the outside.
16. Location of service controls. The flat will be fully re-wired so all controls will be located in a zone 450mm-1200 off FFL and 300mm from a corner.