

**Access Statement**  
**revision 01**

for

**Householder Planning Application**

for

**91 Gloucester Avenue**

for following development:

**Changes to existing lower ground and raised ground floor rear extension**

**Replacement windows to match existing**

## Access for All

The proposal is the refurbishment, internal alterations and alterations to the extension of the existing house.

### Material Alteration to an existing building

Part M of the Building Regulations states that where a dwelling is subject to a material alteration, the building should be no less compliant with requirement M4(1) than it was prior to the building work taking place.

This is the basis on which the proposal with regards to accessibility has been designed.

### Building in a Conservation Area

Part M of the Building Regulations also states that with work involving an historic building (including buildings in conservation areas), requirements for accessibility should be balanced against preserving historic buildings or environments. In achieving an appropriate balance it would be appropriate to take into account the advice of the local authority's conservation and access officers, English Heritage and the views of local access groups.

The constraints of the CA guidelines have been taken into account when designing the proposal.

### Building Regulations Part M4(1)

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the Building regulation Part M, **Requirement M4(1)**: Category 1 – Visitable dwellings Access and use;

Reasonable provision should be made for people to—

- (a) gain access to; and
- (b) use, the dwelling and its facilities

In the Secretary of State's view, requirement M4(1) will be met when a new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey. Reasonable provision is made if the dwelling complies with all of the following.

- Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain access to the dwelling.

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DESIGN RESPONSE : Access from the front boundary gate is flat and direct to the main entrance steps. There are existing steps to both principle floors (UGF and LGF). The proposal does not include a change of these steps to ramp or lift as it is understood such changes would not be permitted in this uniform terrace in the Conservation Area.

- It is possible to gain access to the dwelling, or the building containing the dwelling, from the most likely point of alighting from a car.

DESIGN RESPONSE : A car can stop outside the front of the property. There is a kerb and then flat pavement access to the gate in the front boundary.

- A disabled person who is able to walk is able to visit any dwelling in a building containing one or more dwellings.

DESIGN RESPONSE : This point is not applicable as the application property is a single private dwelling with private access.

- Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room).

DESIGN RESPONSE : The property is considered to have two principle storeys. The main reception / entertaining rooms are at LGF. The existing WC provision will be improved. The current location of WC at front LGF will be changed to middle LGF in a larger more accessible space.

- Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.

DESIGN RESPONSE : Connection between the reception rooms of the LGF and the WC is step free.

- Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.

DESIGN RESPONSE : The switches and sockets in the principle storeys (LGF and UGF) will be positioned to be reasonably accessible to people with reduced reach.

## **Building Regulations Part M4(2)**

We have assessed the existing building to establish whether it is possible to meet Building Regulations **Requirement M4 (2)** access to and use of buildings Category 2 – accessible and adaptable dwellings M4(2) optional requirement

- . (1) Reasonable provision must be made for people to— (a) gain access to; and (b) use, the dwelling and its facilities.
- . (2) The provision made must be sufficient to—
  - . (a) meet the needs of occupants with differing needs, including some older or disabled people; and
  - . (b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.

In the Secretary of State's view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following.

- Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.

DESIGN RESPONSE : Access from the front boundary gate is flat and direct to the main entrance steps. There are existing steps to both principle floors (UGF and LGF). The proposal does not include a change of these steps to ramp or lift as it is understood such changes would not be permitted in this uniform terrace in the Conservation Area. The proposal will therefore **not comply** with M4(2) in this respect.

- There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.

DESIGN RESPONSE : Although not considered the main entrance storey the LGF has front entrance, is considered a principle storey and has step free access to the new WC. In this respect the proposal **will comply** with M4(2)

- A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.

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DESIGN RESPONSE : One of the principle floors has front entrance (albeit down steps) and generous openings and WC size. In this respect we believe there is **part compliance** with M4(2).

- Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.

DESIGN RESPONSE : Walls in bathrooms will be built to enable future fitting of accessibility aids. The main shower is large which will improve access and allow space for seating. The existing and new proposed sections of stair are generous in dimension and will be more suited to installation of stair lifts than other wise would be the case. The house has a lot of internal space and would lend itself to a bedroom being provided on one of the principle floors if required. In this respect we believe there is **part compliance** with M4(2).

- Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

DESIGN RESPONSE : The switches and sockets in the principle storeys (LGF and UGF) will be positioned to be reasonably accessible to people with reduced reach.

## Summary

The proposal has been adapted within the constraints of an existing building within a Conservation Area.

The proposal improves on the existing situation under the requirements set out in Building Regulations Requirement M4(1).

The existing building cannot be changed to an extent that full compliance with Building Regulations Requirement M4(2) can be met.