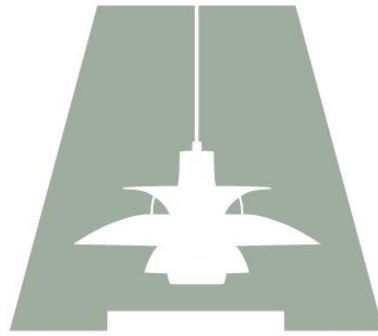




ABSOLUTE ARCHITECTURE

453 - Willowbrae
Accessibility Strategy
v.1 – August 2022

RIBA 
Chartered Practice

ARCHITECTURE & INTERIOR DESIGN | RESIDENTIAL SPECIALISTS

CROWSTEPS, TYDEHAMS, NEWBURY, BERKSHIRE RG14 6JT T 01635 528188 M 077333 61454
W www.absolute-architecture.co.uk E katecooper@absolute-architecture.co.uk

Introduction

This statement identifies how the proposals for the replacement dwelling achieves an accessible and inclusive environment, demonstrating that all users and visitors regardless of disability, age or gender will be able to safely access the dwelling.

This document should be read in conjunction with the plans and supporting documents that have been submitted with the planning application.

Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied to achieve healthy, inclusive and safe places.

Reading Borough Council (RBC) Planning Policies:

CC7 – Design and the Public Realm outlines the requirements for developments, ensuring they:

'Address the needs of all in society and are to be accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily.

H5 – Standards for New Housing

All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations.

Existing Dwelling

The existing Site is sloped. The approach from the driveway to the entrance is stepped. The house is laid out over two storeys. The entrance leads to a half landing with steps leading to the upper floor. A spiral stair leads down to the lower floor. The Living Room and Kitchen/ Dining are accommodated on the upper floor with direct access to a balcony. Bedrooms on the lower floor have direct access to the garden with stepped threshold.

Proposed Dwelling

The Applicants seek to create a long-term family home that is sustainable, accessible and provides flexibility for changing future needs. A replacement dwelling is proposed with a raised ground floor, improving the accessibility into the house. An annex for the Applicants parent is provided with an independent access.

INCLUSIVE DESIGN

Approach to Entrance

The new driveway will accommodate 3no. parked cars. The path route leading to the entrance will be relatively flat, step-free, with no obstructions and a minimum width of 1200mm.

Parking

The proposed driveway is over 10m wide, easily accommodating 3no. parked cars, including clear access for accessible parking. Natural stone setts are proposed to the driveway to provide a suitable ground surface.

ARCHITECTURE & INTERIOR DESIGN | RESIDENTIAL SPECIALISTS

CROWSTEPS, TYDEHAMS, NEWBURY, BERKSHIRE RG14 6JT T 01635 528188 M 077333 61454
W www.absolute-architecture.co.uk E katecooper@absolute-architecture.co.uk

Entrance

The entrance door and annex entrance will have a level threshold and recessed to create a covered area 1m deep. The entrance will be easily identifiable and will have lighting. The door will have a clear opening width greater than 850mm, leading to a generously sized entrance hall.

Other External Access

The Dining Room area and Living area to the annex will have a level threshold access to the upper terrace. Steps will lead directly to the lower terrace. A step free route is provided from the entrance, following the path around the east of the house.

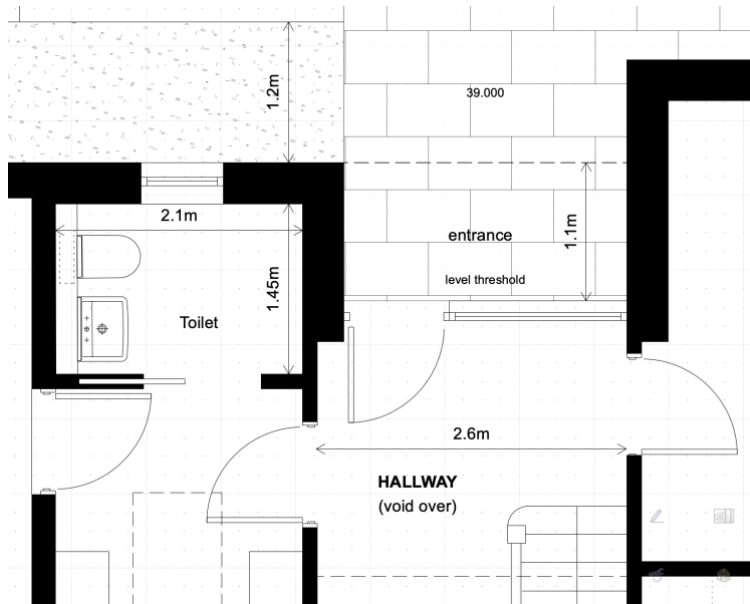
Internal Circulation

The Entrance Hallway leads to all parts of the house. Doorways will meet the requirements of M4(2). There will be no level changes across the ground floor.

The stair leading to the first floor will meet the requirements of M4(2).

WC facilities

A WC will be provided on the ground floor via the Hallway, plus the bathroom to the annex will meet the requirements of M4(2). These spaces can be adapted to accommodate the requirements of a wheelchair user in accordance with M4(2). Further bathrooms are provided on the first floor.



Plan excerpt showing entrance and ground floor WC.

ARCHITECTURE & INTERIOR DESIGN | RESIDENTIAL SPECIALISTS

CROWSTEPS, TYDEHAMS, NEWBURY, BERKSHIRE RG14 6JT T 01635 528188 M 077333 61454
W www.absolute-architecture.co.uk E katecooper@absolute-architecture.co.uk



Plan excerpt showing annex entrance and bathroom.

Services and Controls

Services and controls can be fitted to meet the requirements of M4(2).

ARCHITECTURE & INTERIOR DESIGN | RESIDENTIAL SPECIALISTS

CROWSTEPS, TYDEHAMS, NEWBURY, BERKSHIRE RG14 6JT T 01635 528188 M 077333 61454
W www.absolute-architecture.co.uk E katecooper@absolute-architecture.co.uk