

7.0 ACCESS STATEMENT

7.1 Access Statement

7.1.1 Introduction

This access statement has been written by Somorjay & Talliss Architects in respect of the development at 34-38 Southampton Street. The access statement describes and appraises the inclusive design provisions for the site, including its external approaches from the public realm. It describes how the proposals demonstrate an understanding of the principle of inclusive design. The design has developed, where practicable, with specific regard to disabled access in respect of:

- Residents and visitors to the development, at all levels.
- The general arrangement for approaches to the development, entrance and common circulation areas are described, along with other considerations where relevant.

The scope of the Access Statement does not include describing or evaluating any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in line with the scope of Part M of schedule 1 to the Building Regulations 2010.

If a disabled person requires access to these areas as a requirement of their employment, then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required in this regard would be carried out retrospectively, as and when the need is identified.

The development will offer a wheelchair accessible apartment with level approaches to all other dwelling and communal spaces.

7.1.2 Approach and Common Areas

Public Transport

The residential units have good public transport links with close proximity to the town centre. Landscaping and amenity space

Approaches to the proposed building are level throughout or at a gradient no steeper than 1 in 15. Access into the residential entrance, for all apartments is restricted to the main entrance on Southampton Street, which will have an intercom linked to each apartment.

High quality paving will make up the hard landscaping throughout the proposed area to the rear of the new building. Variation in floor texture will occur not just for decoration but also to help people with visual impairment, the older generation and children. There will be mail box facilities within the sheltered communal area. Access to cycle storage and refuse storage will be also provided.

A communal garden will be provided to the rear of the development however due to the existing site levels this can only be accessed via a set of steps. These will have to remain, albeit in a regraded format and fitted with a handrail, in order to allow access for the ambulant disabled.

Common Entrances

Access from Southampton Street will be direct, in the centre of the elevation. The wheelchair accessible apartment, on ground floor, will be directly accessed from the central core. Travel distances at upper levels, between the stairs and apartment entrances, have been designed to be as short as possible.

Vertical circulation

The communal stair is designed to be a General Access Stair in accordance to Approved Document Part K.

Car Parking Provision

There is no new car parking provision to be provided on site due to its town centre location.

7.1.3 Residential Layouts

The proposed development will provide 11 apartments and 1 of these will be a wheelchair accessible unit. The tenure will be all private market.

Accessible housing – general provisions

All of the residential units provided by the scheme will be designed to meet the requirements of the Wheelchair Housing Design Guide (2006) and the Building Regulations Part M. This will include the approaches to the building and the common parts to ensure that homes can be easily adapted to suit the individual needs of the households that live in them.

The common residential corridors will be a minimum of 1100mm wide with easy manoeuvring space outside for wheelchair accessibility. In addition a minimum of one easily adaptable dwelling is provided.

Wheelchair accessible housing

The wheelchair accessible apartment will be a 1B2P located on ground floor ensures ease of access from the street.

As a private market unit it will be sold as non-adapted but will have the necessary space requirements, services and infrastructure to enable easy conversion. The accessible unit has been designed using the guidance in the Wheelchair Accessible Design Guide.

Ten out of eleven Units are Lifetime Homes compatible.

8.0 APPENDICES

8.1 Application Drawing Register

Application Drawing Register

This Design and Access Statement is to be read with the submitted application drawings which accompany the planning application for the scheme.
This page shows the list of drawings that are submitted with this application.

Drawing Register

- 100 Location Plan
- 200 Existing Site Plan
- 299 Existing Basement Plan
- 300 Existing Ground Floor Plan
- 301 Existing First Floor Plan
- 302 Existing Second Floor Plan
- 303 Existing Roof Plan
- 310 Existing Street Views
- 400 Existing East Elevation
- 401 Existing South Elevation
- 402 Existing West Elevation
- 403 Existing North Elevation
- 500 Existing Long Section AA
- 501 Existing Short Section BB
- 502 Existing Short Section CC

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| 202 P 01 Rev. A Location Plan | - As Proposed |
| 202 P 02 Rev. A Ground Floor Plan | - As Proposed |
| 202 P 03 Rev. A First Floor Plan | - As Proposed |
| 202 P 04 Rev. A Second Floor Plan | - As Proposed |
| 202 P 05 Rev. A Third Floor Plan | - As Proposed |
| 202 P 06 Roof Plan | - As Proposed |
| 202 P 07 Rev. A GIA Comparison | - As Existing & As Proposed |
| 202 P 08 Rev. A Elevations & Section | - As Proposed |
| 202 P 09 Rev. A Communal Garden | -As Proposed |
| 202 P 10 Rev. A Site Plan | -As Proposed |
| 202 P 11 Elev's & Sect's with no Boundary | -As Proposed |
| 202 P 12 Streetscape | -As Existing & As Proposed |