ACCESS STATEMENT

1815, The Lundwood, Pontefract Road, Lundwood, Barnsley

Feb 2011

For Tribeka

PROJECT

The Lundwood, Pontefract Road, Lundwood, Barnsley

DESCRIPTION

The development consists of:

- 14no. dwelling houses

ACCESS STATEMENT

(Refer to current drawings)

The development will comply fully with all requirements of Approved Document 'M' and will allow full access to all parts of the development for all people. The dwellings will be designed to meet mobility housing standards to provide the required min 25% threshold for residential units. To this end there will be 300mm of clear wall space next to the leading edge of the entrance doors and shown that both the kitchen and bathrooms can accommodate a 1500mm turning circle in these dwellings.

Enlarged disabled parking bays with a 3600mm width can be provided in the new car parking areas for all dwellings (*subject to detail design*).

The buildings will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles.

The route to the entrances will be designed to be level and the entrances themselves will have flush thresholds, and will be designed to be wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors will be wide enough to allow wheelchair access to all parts of the buildings. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip.

All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents.
The Building Regs drawings will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on planning drawings.

The applicant will comply with the requirements of the Mobility Housing SPG in this scheme.