

"Access Statement"

6. Harley Ave, Ainsworth.

Existing

- Mid row dwelling with principal front access thru' a single storey porch extension with the front-door positioned on the side / return wall of the porch, @ 90° to the original front door to the main elevation.
- Porch floor level approx 100mm lower than floor level of main house and 100 above level of drive outside on front - resulting in a 250mm drop in levels overall...
- Rear access to the back garden thru' a conservatory extension with a level threshold from lounge into the conservatory But an original door threshold - weather board/sill exists between conservatory and paved level threshold to floor level on outside / back garden area.

Proposed

- Provide a ramped access for wheelchair use at front from drive area up to floor level.
- Relocate main front door / principal entrance onto the first elevation of the porch i.e. opposite original main - front entrance to dwelling - min 1m wide door opening x 2m high formed in masonry to front porch wall to fit suitable new upvc door, frame, cement, ironmongery / furniture, locks, handles & hinges etc.
- Raise up floor level of porch to match that of house in sand / cement floor screed on s/a to receive finish
- Provide a min 900 wide ramp up from driveway to floor level with min 900x1200 level landings @ top / bottom and intermediate landing @ change.

in direction with max' 1:12 gradient ramps between landings as floor plan.

- landing @ bottom to be hatched "ie highly hatched"
- keep clear of any obstructions i.e. cars, bins etc
- provide min 100 kwh/penh upstand to sides of ramps/landings to prevent wheel chair slipping off with a handrail to at least one side between 900-1000 high to afford firm/secure grip etc.
- Ensure ramp/landing surface has a tactile - non-slip " finish and a slight cross fall to allow rainwater to run off
- Provide a 'standard' steps on the LH side of the top landing for alternative access,
- Relocate wheelie bin / refuse receptacle to LH side of porch and retain an area at the front for potential off road parking as deemed necessary,

- Also provide a specialist / bespoke curved stair lift internally to existing stairwell between ground and 1st floor levels and "

- A level threshold door to the rear between existing conservatory extension and back garden area located to the threshold of the french doors that lead out from conservatory to rear garden / amenity area
- * french doors may need to be altered to suit, to be assessed / ascertained on site ...

Summary:-

All works proposed are to be carried out as adaptations assessed on a "Mandatory Disabled facilities grant" for Private sector housing renewal assistance and have been declared as appropriate by "M. A. P."