

Design and access statement

8 Bushby Avenue, Rustinton

Re: Demolition of Existing Dwelling and Erection of New House

Existing Site

The site currently has a detached dwelling and attached garage fronting Bushby Avenue, Rustington. The property has rendered walls, tiled roof and is below current building regulation standards, with particular regard to access and thermal insulation.

The Proposal

It is proposed to demolish the existing property and erect a new dwelling similar in design to other properties on the estate.

The height is similar to the existing demolished house and others within the street.

The existing planting and trees within the site will also be retained wherever possible.

Space Around Buildings

The positioning on the plot follows the existing building line, allowing off street parking for three cars, and a double garage is also proposed. The rear garden has enough depth and area to comply with the councils standards and a minimum of one metre space is achieved to the side boundaries.

External Finishes

External materials comprise facing brickwork with feature brickwork to window reveals and corners, rendered finish to part of first floor level, and tiled pitched roofs. Windows, whilst being of upvc construction, will be sympathetically detailed to compliment the design.

Vehicle Access

The existing access is to Bushby Avenue and has unrestricted sight lines in both directions, on site turning is possible.

Approach

The approach to all entrances should be level or gently sloping.

External entrance

All entrances should be illuminated, have level access over the threshold and have a covered main entrance. The threshold upstand should not exceed 15mm.

Doorways and hallways

The width of the doorways and hallways should conform with current Building Regulations to enable wheelchair access. The clear opening width of the front door should be 800mm. There should be 300mm to the side of the leading edge of doors at entrance level.

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Wheelchair accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. A turning circle of 1500mm diameter or a 1700mm x 1400mm ellipse is required.

Living Room

The living room should be at entrance level.

WC

A wheelchair accessible wc is to be situated on the entrance floor level.

Bathroom layout

The bathroom should be designed to incorporate ease of access to the bath, wc and wash basin. Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that wheelchair users can use the bathroom.

Fixtures and fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor). This applies to all rooms including the kitchen and bathroom.