

## **Inclusive Access Statement – 99 Atbara Road**

The below addresses Building Regulations Requirement M4 Category 2: Accessible and adaptable dwellings (and some relevant Lifetime Homes considerations), with regards to the proposed demolition of existing bungalow at 99 Atbara Road and replacement with a new 2 ½ storey house.

### **Car Parking**

The parking space located within the garage is capable of being widened to 3.3m. The entire space is level and of a suitable ground surface (concrete).

The route from the parking spaces to the front entrance is step free and mostly flat, and is either concrete or paved.

The distance from the car parking spaces to the front entrance has been kept as minimal as possible, but minimising this distance is limited by the car parking provision being off-street (rather than at the front of the property).

### **Approach and Entrance**

The approach from the street to the front entrance will be straight and with minimal gradient, with sufficient width at the front gate for a wheelchair.

Due to the requirements of the flood risk report, the front entrance to the house will not be level with the ground and will therefore be stepped. This could be readily adapted to a sloped entrance if needed in future. The front entrance steps will be compliant with Part M4(1) of the building regulations.

The front entrance door is recessed to ensure level access. There will be a level threshold at the front entrance and the recessed/covered area will be illuminated.

### **Habitable Rooms and Circulation Areas**

Access between the habitable rooms and WC on the ground floor is step free.

The Living Room and Kitchen/Dining Room are located at entrance level and have sufficient space for circulation of wheelchairs.

Wall-mounted switches and sockets in habitable rooms will be between 450mm and 1200mm from floor level to ensure they can be accessed by people with reduced reach.

The hallways will be 1300mm in width, ensuring sufficient room for circulation between habitable rooms, with internal doorway clear opening widths of at least 750mm.

### **WC and Bathroom Facilities**

A WC will be located on the entrance floor. Suitable noggins will be incorporated into WC and bathroom walls to allow for future wall bars and grab rails.

Bathrooms will comply with Part M4 of the building regulations.

### **Future Adaptability**

The Snug Room on the entrance floor at the front right of the house will be capable of being converted into a wheelchair accessible wet room, with separate drainage or connection to drainage in the downstairs WC.

Further, the Living Room will be capable of being converted into a wheelchair/disabled accessible bedroom, with 'open plan' living space being provided in the Kitchen/Dining Room due to its sufficient size. It would also (or alternatively) be possible in future to install a stair lift to provide access to upstairs bedrooms and bathrooms.

### **Bedrooms**

Bed 1 has sufficient space to provide a reasonable route for a potential hoist from the bedroom to the En-Suite bathroom.