

**DESIGN & ACCESS STATEMENT FOR PROPOSED ALTERATIONS OF
WINDOWS TO GROUND FLOOR AT 143-144 WINDOR BANK AND 1A
FISHTOFT, BOSTON.**

DESIGN STATEMENT

Use:

The existing site consists of a former Retail unit which has been granted Planning Permission for change of use to Residential at ground floor. The existing first floor was already residential use.

The proposal is to replace 3no ground floor windows with windows more suited to the approved residential use, by way of in keeping proportions, ventilation and means of escape requirements.

Amount:

The proposal is to replace the single glazed commercial style windows with residential windows to match with the other windows.

Layout:

The approved building layout remains unaffected by the proposed window changes.

Scale:

The scale of building is not affected.

Landscaping:

The existing site offers no soft landscaping and remains unaffected.

Appearance:

The existing building has both white upvc casement windows and white painted timber windows. The existing commercial timber windows are proposed to be changed to white upvc to match the style and proportions of other remaining upvc units. The removal of the larger commercial windows and the reduction of openings would be with face brickwork sourced to match existing, in colour, bed jointing and sizing.

ACCESS STATEMENT

Scope of Works:

The project is to ensure that changes to windows achieves units which match the existing, whilst also providing adequate ventilation and means of escape to the proposed residential rooms.

Guidance and legislative standards:

The following guidance and legislative standards were used as the basis for design decisions:

- Disability Discrimination Act 1995
- Current Building Regulations with particular reference to Parts B (Fire) and M (Access)
- British Standard 8300 (Design of buildings and their approaches to meet the needs of disabled people – Code of Practice)

Project Brief Stage:

Consultation with client at the initial stages of the project to establish the level of accessibility required so the development of the design could take full account of the Clients requirements.

The proposed scheme is to ensure adequate ventilation and secondary means of escape units are provided to the previously approved scheme.

Design Stage:

The works are proposed whilst taking into account the guidance and standards referred to above and the level of accessibility agreed with client. Provision for the following has been included:

- Car Parking: Is unaffected by this proposal.
- Access to the building remains unaffected by this proposal.
- Entrances: Entrance doors the building remains unaffected by this proposal.
- Circulation: Internal access within the proposed residential unit remains unaffected by this proposal.
- Means of escape: the provision of a safe means of escape would be provided by these changes, where at present the existing windows do not provide an acceptable means of escape. The proposed units would be compliant with Building Regulations Approved document Part B.
- Door widths and openings: remain unaffected by this proposal.

Prepared on behalf of Shadbury Ltd

On 5th August 2020