04/59

ACCESS STATEMENT

1. Access To Site

Access to the proposed development is via an existing vehicular access off Westfield Road.

The existing vehicular access serving the site off Westfield Road meets with the requirements of the Highways Standards, for the proposed development; therefore, will be used.

2. Access Within The Site Area

The proposed parking and access layout has been designed to compliment the proposed development and is in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes and distances between spaces to suit.

You will see on the site layout submitted as part of the application that vehicles enter the site through the existing access, park in a designated car parking space and walk to the clearly identified front entrance doors.

Private pedestrian access to the new Flats fronting Westfield Road has been allowed for.

A suitable external lighting design will be determined and implemented to ensure safe movement for all pedestrians and vehicles within the site.

3. Access Up To And Within The Building

Access up to and within the dwellings will be in full compliance with Approved Document Part M, being access to and use of buildings, 2004 Edition. The areas included in Part M, that will be designed in line with are:

1. The approach to the flats.
2. Access into the flats.
3. Entrance doors, corridors, passageways, and internal doors within entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the dwelling.
6. WC provisions in entrance storey of a dwelling.

4. Access For Emergency Services

Access for Emergency Services will be via the existing vehicular access off Westfield Road, and the buildings will be designed to ensure the Fire Safety of all occupants.

This will include maximum distances the fire tender vehicle shall be located from the entrance doors of any given dwelling.

Specific details for this will be provided at the Building Regulations stage, however the Specification this development will be constructed in line with can be found in the Approved Document Part B.