Design and Access Statement – **Replacement External Escape Stair**

Use to which the development will be put:

The existing fire escape stair is in a poor state of repair and requires replacement so as to be a safe means of escape. The proposed replacement is designed to closely match the existing, but by turning it through 180°, there is a visual improvement in that it no longer passes in front of the window at ground floor level. The replacement of this escape stair is required for health and safety reasons. New emergency light fittings will be required to adequately illuminate the escape route in an emergency – a requirement of the Building Regulations.

The design principles and concepts that have been applied to the development:

The proposed development will closely match/recreate the aesthetic of the existing staircase whilst significantly improving the quality and the safety of the escape route.

Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account:

The proposed development has made use of materials and design principles which attempt to match the aesthetic of the existing staircase. This has been achieved by closely matching the existing material type, size and colour.

Explain the policy adopted to access and how policies relating to access and what account has been taken of the outcome of any such consultation:

The proposed development has no affect on access and so such policies and consultations have not been undertaken or applied. It should be noted that the proposed stair is for use in an emergency only and is classed as a ‘utility stair’. Access/use has been significantly improved by reducing the pitch of the stair and the height of risers compared to the existing.

State if any consultation has been undertaken on issues relating to access and what account has been taken of the outcome of any such consultation:

The proposed development has no affect on access and so such policies and consultations have not been undertaken or applied.

Explain how any specific issues which might affect access have been addressed:

The proposed development has no affect on access and so such policies and consultations have not been undertaken or applied.

Explain how policies relating to access in relevant local development documents have been taken into account:

The proposed development has no affect on access and so such policies and consultations have not been undertaken or applied.