project	site adjacent to 1 Hamble Road Lancing BN15 0ES
project	Neil Janner 16 Gableson Avenue Brighton BN1 5FG.
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drawing	scale date: 23/07/2022 revision date

design and access statement tp794/14

Introduction

There is a need for housing suitable for wheelchair users and this proposal has been designed as a single bed flat for a disabled person in a wheel chair.

Site

The site is off Hamble Road next to an existing house. The site is flat and adjacent to shops with open space in front of the houses.

The site is formed from part of the garden of 1 Hamble Road. The conservatory is removed and the proposed garden to the existing house is the same size as the other houses in the development. A rear extension to the existing house has been constructed as permitted development.

Parking is available next to the house and a trampled grass area could be paved to form a parking space.

Design

The proposal is for single bed flat for a disabled person in a wheel chair. The building complies with building regulations part M4 category 3 Wheelchair user dwellings. The entrance is level with a level step free approach. There is 1500 square space to the entrance door inside and out, with a minimum clear entrance door of 0.850

Accommodation

Areas from Nationally Described and Worthing planning and Adur Worthing single storey one person dwelling

min	**dining living kitchen**	**bed 1**	**store**	**Amenity**	**parking**
39	22	7.5	1	50	1+1Visitor
Areas from building regulations part M					
-	25	8.5	1.5		
Design				**private amenity**	
52.6	25	11.3 0	2.4	15 0	1 designated and road

category 3: wheelchair user dwellings have the following requirements

Covered entrance that leads to an entrance hall with 1.500 square turning space and storage for a second wheelchair for internal use.

Kitchen with clear access zone of 1.500 x 1.500 In front and between. Minimum worktop length 4.330

The shower/wet room complies with the sizes in the building regulations to allow a turning circle for wheelchairs and door opening out for access. 2.450 x 2.450.

The bedroom has clear access width of .750 and 1200 x 1200 manoeuvring space with 8.5 square metres 2.4 wide. Clear access to window

Ceiling will be able to support a hoist.

Rear Entrance

The path to the 1 Hamble Road is adjusted to allow a private access to the two houses and bins and wheelchair turning space to the proposed dwelling. There is a large amenity space in front of the dwellings