
DESIGN AND ACCESS STATEMENT

4 February 2021

Ref: 20-020/902

PROPOSED EMERGENCY EXIT DOORWAY at REAR OF 88 CLIFTON, YORK, YO30 6BA

Introduction

This statement has been prepared in support of the Full Planning Application for the development described above and is to be read in conjunction with the drawings and documents as listed below:

| | |
|-------------|--|
| 20-020-101B | Ground Floor Plan as Proposed |
| 20-020-102A | Sections & Elevations as Existing & Proposed |
| 20-020-800A | Site Plan as Proposed |
| 20-020-801A | Ground Floor Plan as Existing |
| 20-020-802A | Roof Plan as Existing |
| 20-020-803A | Site Location Plan |
| 20-020-901 | Flood Risk Assessment |

Location

The site is located to the rear of 88 Clifton, York and is partly within the Clifton Conservation Area.

The Property

The property comprises a single-storey B1 Workshop with ancillary facilities. The main workshop area is directly behind Birdies Perch (88 Clifton), a two-storey A1 shop unit which is currently connected to the workshop via a doorway. To the rear of the workshop is a yard area bounded by brick walls and with an access gate which, leads to a public footpath running parallel with the east façade. This footpath leads from Clifton to Lady Road to the northeast.

The Workshop itself comprises a long, rectangular building with brick faced external walls and a pantile finished duo-pitched, hipped roof supported by roof trusses.



Above: Photograph of the footpath to the east of the Workshop.



Above: Photograph of the footpath to the east of the Workshop looking towards Clifton.

Aspiration

The Workshop is to be separated from the A1 unit (88 Clifton) and the door opening that connects the two units blocked up. To comply with Building Regulations AD Part B (Means of Escape) an additional emergency exit is required within the Workshop such that the maximum distance to safety from any point within it does not exceed 18m. As such, a new exit is required within the east external wall which, will provide an egress to the footpath.

The Proposal

A single door opening is proposed within the east external wall which, will provide an emergency exit to the existing footpath. The new reveals and lintel are to be made good using reclaimed bricks to match existing and the threshold designed to provide level access.

To compensate for the change in level between the interior and the external path, an internal ramp is to be provided within the existing accessible WC. The accessible WC will be relocated to the adjacent WC and fitted to comply with Building Regulations AD Part M.

The door will be colour-coated metal faced, for security, colour: mid-grey. No glazing will be provided within the door. As the building will be low occupancy, the door will swing inwards to prevent conflict with users of the footpath.

Refuse and Cycle Storage

A refuse and lockable cycle storage area is to be provided within the existing rear yard for use by the Workshop.

Flood Risk

Refer to the separate Flood Risk Statement.

Summary

The proposed doorway is a requirement of the Building Regulations AD Part B and will provide emergency access to the footpath to the east of the Workshop. The opening will be made good using matching materials and will feature a solid, inward opening door. The proposal has been designed to limit any visual impact on the public footpath and to ensure safe egress. As such, we believe this is an appropriate proposal for the building and the Conservation Area.

Revisions Log

| Revision | Date | Narrative |
|-----------------|-------------|------------------|
| - | - | - |

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