



# Project Access Statement:

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## Design Access Statement

Apartment 2, 30 Shenley Road SE5 8NN

### Introduction:

This Design Access Statement outlines the proposed design changes for Apartment 2 at 30 Shenley Road SE5 8NN. The aim is to replace the existing window in the master bedroom with a proposed UPVC glass door leading out onto a veranda area. The addition of a high-level balustrade, composite decking with rainwater drainage, lighting, and 240V power externally will enhance the accessibility and functionality of the property. This 2-bedroom apartment is located on the first floor level.

### Design Objectives:

- 1. Improve Accessibility:** The installation of a Upvc glass door will provide a more accessible entry and exit point compared to the existing window. This will benefit residents with mobility challenges or those who require easier access to the veranda area.
- 2. Enhance Safety:** The addition of a high-level balustrade will ensure the safety of residents using the veranda area. The balustrade will prevent accidental falls and provide a secure environment for all occupants.
- 3. Upgrade Outdoor Area:** The installation of composite decking with rainwater drainage will enhance the visual appeal and functionality of the veranda area. The use of composite materials will ensure durability and low maintenance requirements. The rainwater drainage system will prevent water accumulation, improving safety and usability.
- 4. Provide Lighting and Power:** The inclusion of lighting fixtures and 240V power outlets will allow residents to utilise the veranda area after sunset. This will create a more versatile space for relaxation, entertainment, and outdoor activities.

### Design Approach:

The proposed design changes have been carefully considered to ensure compliance with relevant regulations and standards, including accessibility guidelines.

#### 1. Accessible Entrance:

The Upvc glass door will meet the necessary width requirements to accommodate wheelchair access. The door handle and locking mechanism will be positioned at an appropriate height for ease of use by individuals with varying abilities.

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## 2. Balustrade Design:

The high-level balustrade will be constructed with materials and dimensions that adhere to safety regulations. The design will incorporate visual contrast to aid individuals with visual impairments. The balustrade will be firmly secured to ensure stability and prevent accidents.

## 3. Composite Decking and Rainwater Drainage:

Composite decking will be installed, offering a slip-resistant and low-maintenance surface. The rainwater drainage system will be carefully designed to channel water away from the veranda area and prevent any accumulation, ensuring safety and longevity.

## 4. Lighting and Power:

Lighting fixtures will be strategically placed to provide adequate illumination for the veranda area. The 240V power outlets will be positioned at convenient locations to enable the use of electrical appliances and devices.

## Conclusion:

The proposed design changes for Apartment 2, 30 Shenley Road SE5 8NN aim to enhance accessibility, safety, and functionality. By replacing the existing windows with a Upvc glass door, adding a high-level balustrade, composite decking with rainwater drainage, and incorporating lighting and power outlets, the veranda area will become an attractive and versatile space for residents to enjoy. The design approach ensures compliance with relevant regulations and accessibility guidelines, prioritising the needs of individuals with varying abilities.









