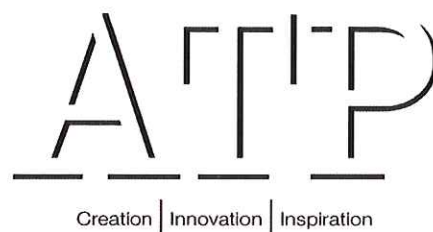


# DESIGN AND ACCESS STATEMENT.

**Moorlands Court,  
Biddulph,  
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Prepared by:



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November 2015

## Introduction:

Moorlands Court is owned by Sanctuary Group and provides sheltered accommodation for the elderly.

It currently comprises 30 No 1 Bedroom Flats and the Scheme Managers house, along with common areas and ancillary areas.

Due to increased use of mobility scooters by the residents it has been decided that a dedicated storage area is required to house the scooters when not in use.

## The Proposals:

The Scheme Managers house is deemed the best location for the proposed Store.

To achieve the space needed the Ground Floor of the house will be opened up into one large room, whilst retaining and partitioning off the internal staircase (which will give private external access to the First Floor).

Existing internal access will be maintained through to the main building from the store.

The First Floor will be converted into a one Bedroom Flat, with the addition of a new Kitchen. The First Floor *floor* will be acoustically upgraded as necessary to comply with the Building Regulations Approved Document E. The partitions enclosing the staircase and entrance hall at Ground Floor level will also be upgraded as necessary to achieve the required fire separation and sound insulation.

The gross internal area of the newly created Flat will be 52 sq metres.

Externally, the fence separating the Living Room back doorway from the access road and parking area to the rear will be cut back, and the door and sidelight replaced with automatic double doors, wide enough for mobility scooters to pass through.

The new doors will be double glazed to comply with the Building Regulations Approved Document L and will be Secured by Design compliant.

A 1:5 transition ramp will be installed in front of the doorway to remove the step.

There is already a dropped kerb in the pavement, adjacent to the doorway.

**SUMMARY:**

The alterations / amendments as described have been necessary due to the increase use of mobility scooters.

The changes will have little impact on the building visually as most of the alterations are internal.

The proposals will not impact the adjoining properties.

As such we feel that approval should be given.