

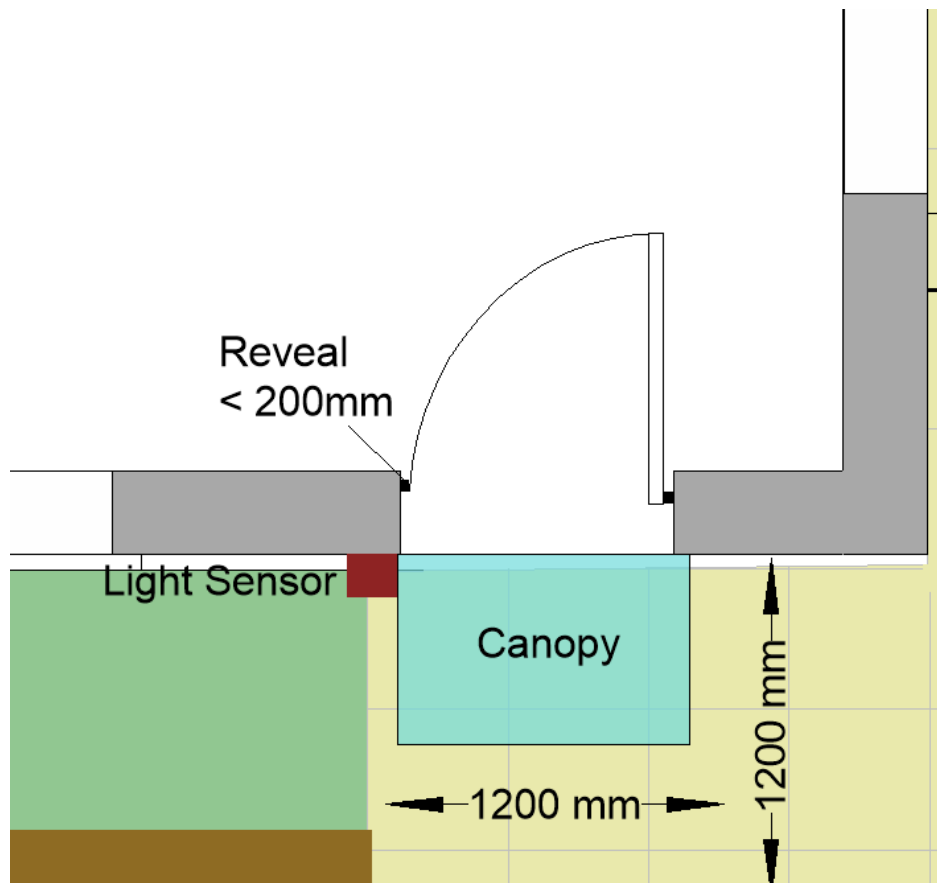
Permission 75069/APP/2021/1679

Site adjacent To 1 Evelyns Close, UB8 3LR

Condition 11: - Details of Step Free Access to Dwellings

In order to comply with Policies D5 and D7 of the London Plan (2021), the building will be constructed as Category M4(2) dwellings in accordance with the Building Regulations (2010) 2015. As such step-free access will be provided to the Principal Private Entrance as per section 2B – 2.20

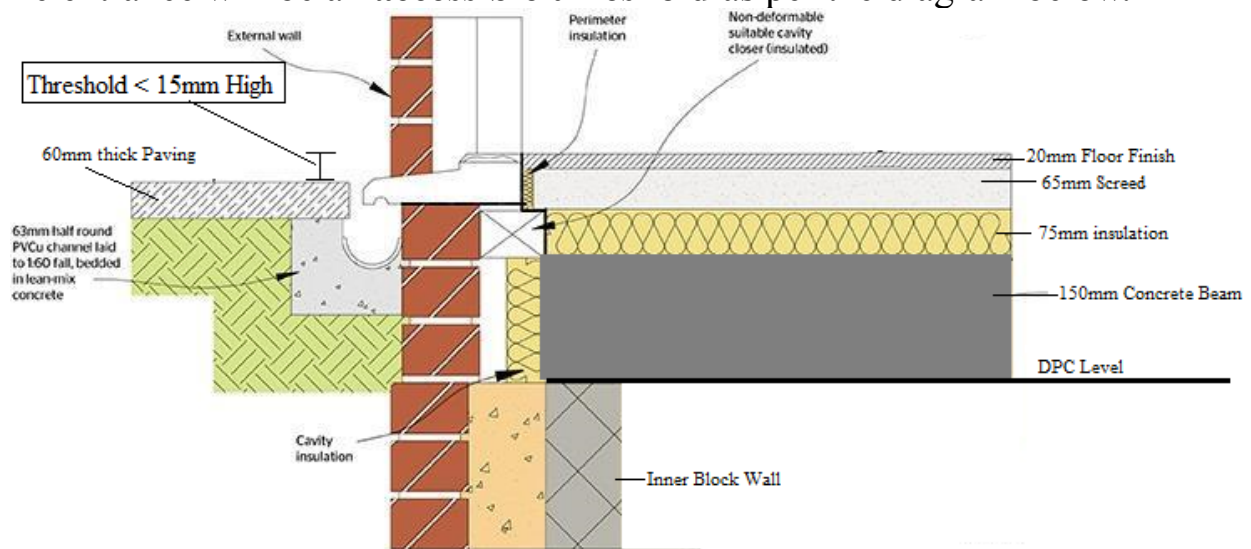
There will be an external level landing of dimensions **1200mm wide x over 1200mm deep**. The diagram below shows this layout for the house adjacent to 1 Evelyns Close. The other house will have a near identical configuration.



An appropriate **door canopy** covering the door (approx 1000mm x 700mm) will be provided at the entrance. A **PIR motion sensor luminere light** will be placed by or above the front door to provide lighting to the landing.

The front door will be **Harrow Hardwood** of frame width **945mm** which will provide a clear door opening greater than 850mm. The door opens into a clear hallway rather than against a wall, so space given by a nib is not an issue. The leading door edge reveal will be less than 200mm.

The entrance will be an **accessible threshold** as per the diagram below.



Access to the Landing:

The finished floor level will be slightly above the pavement level due to the need for a raised damp proof course in the building. As such, there will be a gentle slope of less than 1:25 leading from the pavement to the principal entrance.

