

8.0 Access Statement

8.1 Summary

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The purpose of this statement is to outline Woldon Architects approach to access within Sonning House and Weavers Cottage in accordance with the relevant local and national planning guidance. Every building has a past, a present and a future and this represents an opportunity to respect and improve the heritage of this listed building.

8.2 Vehicle and Pedestrian access to Site

The development will maintain the existing level of accessibility for both public and private transport. The development will retain all existing entrances to the site. The existing vehicle entrance and gravel driveway route will be maintained and improved for both vehicles and pedestrians.

Vehicle visibility will be improved with realignment of the front wall which will also allow for greater pavement space in Pearson Road.

The main pedestrian access to the building front door will remain as existing. The side entrance is to be improved to allow for level access. The access to the garden is also to be improved to allow a clear route for maintenance of the property rear.

The landscape to the east front courtyard is to be improved and will allow improved accessibility to Weavers Cottage.

8.3 Access to and around the building

Main access to the buildings on site will remain as existing. The side entrance inside the courtyard will be relocated and a more direct connection to the garden provided.

The new side entrance will redefine the day to day arrival and will be clearly defined with an entrance porch canopy. All external doors will be designed for level thresholds.

New paths and terraces to the rear will further allow pedestrian and wheel chair access around the house and any new steps will be accompanied by ramps of sufficient dimension to allow for both semi ambulant and wheel chair access.

Internally the new elements of the house are designed to be compliant with building regulations including part M. Wherever possible the older parts will be updated subject to agreement with the conservation officers advice.

Downstairs provision for potential adaptation of bedroom, WC and shower room are considered. Some of the bedrooms above are sized to allow for wheelchair manoeuvrability.

8.4 Facade access and maintenance

Facade access and maintenance will remain as existing. Maintenance will be easier on the north side of the house, where the new single storey extension of a flat roof floor will be accessible from the first floor and will allow cleaning and maintenance of the facade.

Facade access and maintenance is possible on all sides of the building from level grade. New windows above ground are designed to be cleaned from the inside. Flat roofs at the first floor will allow for external cleaning from the roof. Rainwater pipes are external for ease of access and cleaning.

8.5 Refuse Storage and Collection

Refuse is organised with wheelie bin allocation and is as per the local authority allocation The refuse storage area and collection will remain as existing.

8.6 Vehicle Parking and Cycle Storage

Parking for vehicles and cycles are provided by both the existing garage and gravel driveway spaces. The car parking and cycle storage will remain as existing.

8.7 Safety and Security

A video entry system for clear communication is considered throughout the house and a intruder alarm is provided for security. Provision of new gate and railings to the front boundary will improve security whilst maintaining visibility.