Defining problems with beautiful solutions...

Access & Design Statement for
T1026 – PROPOSED DISABILITY LIFT HEAD DORMER EXTENSION AND ALTERATIONS:
3 Tipsey Court, Mapplewell, Barnsley, S75 6FZ

Client:
Andrius Morkevicius
3 Tipsey Court,
Mapplewell,
Barnsley,
S75 6FZ

Existing Living Accommodation:
The current home has little space for manoeuvring or the movement / storage of equipment or integration with the rest of the family.

Andrius needs specialised seating, standing equipment, wheelchairs, mats and a variety of other therapy equipment as recommended by therapists. This equipment will need to be stored when not in use and will need to moved around the house safely for Andrius to access and use.

Existing accommodation issues:
The difficulties in the current accommodation are as follows:
a: Steps in and out of the property.
b: Existing doors are not wide enough.
c: Difficult turning space.
d: Andrius has no dedicated therapy space.
e: Andrius's equipment has essentially overtaken every room in the house.
f: There is essentially no space for anymore equipment within the property.
g: No covered area for access into the garage when loading from the rear
h: Lack of space for Andrius to be integrated with the rest of the family.
i: Lack of level access for wheelchair traversing around the property
j: Lack of access to the first floor.

Proposal:
The existing detached dwelling is proposing disability adaptations and extensions in a small dormer to incorporate the head room of the lift, an external covered canopy with internal and external alterations to the levels of the existing drive and paths to provide suitable access with a new site vehicle access gate.

Design Use:
Ground Floor:
To create a wheelchair accessible entrance lobby, open plan kitchen / dining / family room, with an accessible toilet, carers bedroom / day room accommodation, therapy room, internal accessible storage and an external level access area from the house to the garden.

First Floor:
To create an accessible bedroom and accessible bathroom with access to the first floor terrace via a lift.

Amount:
No additional floor area is to be created.

Privacy:
The proposals do not unreasonably impact upon the privacy of the neighbours.

Overshadowing:
No neighbours are affected.

Driveways and Parking:

The existing site access and parking arrangements are unaffected. The existing drive will be relevelled and extended to accommodate the specialist vehicle and manoeuvring.

The proposed site will have off road parking for four vehicles, three on the drive and one in the garage.

Private Garden Space:

The proposals still leave sufficient usable private garden space for the enjoyment of the existing residents. There are large garden areas for family living with some flat lawn type areas with further hard landscaping in other areas.

The Visual Impact on the Site and Neighbouring Properties:

The design will support local character and distinctiveness. We feel that the building design relates to what is valued about the area, the creation of good quality design.

Scale:
The scale of building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it.

Designing for BS8300 designing for the disabled
Introduction:
This British Standard explains how the built environment can be designed to anticipate, and overcome, restrictions that prevent disabled people making full use of premises and their surroundings.
An accessible environment is one which a disabled person can enter and make use of independently or with help from a partner or assistant, including being able to escape in the event of fire or other emergency.
Some facilities can be designed in such a way as to incorporate access for disabled people. In other situations, additional features such as grab rails, touch legible signs and hearing enhancement systems might be needed.
The guidance in this standard covers a wide range of disabilities and the use of the built environment by disabled people who can be residents, visitors, spectators, customers, employees, holders of public office, or participants in sports events, performances and conferences.
Reference is made on occasions to ways in which management and maintenance can affect safe access and use of facilities by disabled people. The potentially beneficial effect of good management cannot be overemphasized.

Scope
This British Standard gives recommendations for the design of new buildings and their approaches to meet the needs of disabled people. It applies to car parking provision, setting down points and garaging, access routes to and around all buildings, and entrances to and interiors of new buildings. The recommendations also apply to routes to facilities associated with and in the immediate vicinity of buildings.

Environment and Sustainability:

The proposal creates a contemporary, energy efficient sustainable design which does not detract from the local character. Most of the buildings in the immediate area are different from each other; the local character is in the range of designs rather than a strong continuous street scene. The proposal sets to create a dwelling with high design and environmental standards.

Natural Light:
White walls, floors and large windows allow the natural light to flood into the building as the sun rotates throughout the day allowing the users the maximum light gains.

Energy saving bulbs:
The scheme is to have more than the 33% requirement for energy saving bulbs which last up to 12 times longer than normal bulbs and save £9.00 per year each on bulb in costs.

Low flush W/c:
All toilets are low flush.

Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable additions to the existing dwelling.

Specific Access Issues:

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: four vehicles, three on the drive and one in the garage.	Planning and Building Regulations	Planning
Bus Stop: not affected	N/A	N/A
Train Station: not affected	N/A	N/A
Routes to entrance: Via existing access which complies with current building regulations.	Planning and DDA	Planning and management