

Access & Design Statement for**T1144 – PROPOSED DISABILITY EXTENSIONS AND ALTERATIONS:**

53, Bronington Close, Northenden, Manchester, M22 4ZQ

Client:

Ms Scarlett Harris

Existing Living Accommodation:

The current home has little space for therapy treatment.

Scarlett 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 be moved around the house safely for Scarlett to access and use.

Proposal:

The existing detached dwelling is proposing disability adaptation in the form of a rear single storey bedroom extension to allow the use of the existing bedroom as a therapy room.

Design Use:**Ground Floor:**

To create a wheelchair accessible home with:

- Accessible therapy room.

Amount:

Existing house areas:

Existing ground floor area:	142.89 sq m
Existing first floor area:	104.75 sq m
Sub total:	247.64 sq m

Proposed house areas:

Proposed ground floor area:	170.59 sq m
Proposed first floor area:	104.75 sq m
Sub total:	275.34 sq m

The proposals are: 27.70 sq m bigger than existing.

Privacy:

The proposals do not unreasonably impact upon the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward private garden areas.

Overshadowing:

The proposed extension is sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:

The proposed extension does not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Driveways and Parking:

The existing site access and parking arrangements are unaffected.

Private Garden Space:

The proposed extensions 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 Site Layout:

The proposed extension has been designed to relate sympathetically with its surroundings, the amount of open space and landscaping and the proximity of adjacent buildings.

Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance and the privacy of existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.

Our proposals seek to attain appropriate levels of sun lighting and day lighting within the internal spaces. This is achieved with wider than standard windows in specific areas which do not face towards neighbouring dwellings. Private outdoor space is provided for activities such as sitting out, children's play, drying & washing etc.

Views from the Dwelling:

The disposition of rooms, window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings.

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 E Glass:

Sun light passes through the glass but the heat is blocked from leaving the room. Low E glass reduces heat loss by about 30%.

Low flush W/c:

All toilets are low flush.

Energy efficient Boiler:

The specified boiler which will be highly energy efficient will be oversized therefore at any one time it runs at only 60% capacity which in its self makes it more energy efficient.

Planning Policy:

All relevant planning policy has been considered.

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 addition to the existing dwelling.