

Access & Design Statement for

T1235 – PROPOSED SINGLE STOREY REAR EXTENSION, SINGLE/TWO STOREY ACCESSIBLE LIFT SIDE EXTENSION, FRONT ENTRANCE CANOPY, PART GARAGE CONVERSION AND INTERNAL & EXTERNAL ALTERATIONS.

97 Tithebarn Road, Knowsley, Prescott, L34 0EY

Client:

Ms Winiarska
97 Tithebarn Road,
Knowsley,
Prescot,
L34 0EY

Existing Living Accommodation:

The existing home is not suitable for the needs of our client, Ms Winiarska, who uses a wheelchair.

Existing accommodation issues:

The difficulties in the current accommodation are as follows:

- a. Steps in and out of the front of the property.
- b. Narrowness of the hallway.
- c. Difficult turning space.
- d. Ms Winiarska does not have sufficient space within the property.
- e. No access to the first floor.
- f. Ms Winiarska's equipment has essentially taken over every room in the house.
- g. There is essentially no space for any more equipment within the property.
- h. Lack of space for the rest of the family.
- i. Lack of carers accommodation.
- j. No covered access into the property.
- k. Lack of level access transfer to and from the WAV (Wheelchair accessible vehicle)

Proposal:

The existing four-bedroom detached dwelling is proposing the addition of a single storey rear extension, a single/two-storey side lift extension, an entrance canopy to the front of the property, and the conversion of the garages, with internal and external alterations.

Design Use:

Single storey rear extension.

- The space will be used to accommodate:
 - A wheelchair accessible bedroom and bathroom.
 - Carer's accommodation. (Ms Winiarska requires a dedicated care team, which will be required to stay on-site to assist with Ms Winiarska's day-to-day needs).
 - A hydrotherapy pool to aid Ms Winiarska's ongoing therapy.

Single/Two storey side extension.

- The space will be used to accommodate:
 - A lift to allow Ms Winiarska access to the first floor of the property.
 - Additional space within the family formal lounge.

Front entrance canopy

- To be erected over Ms Winiarska's entrance to the property..
- The family have a wheelchair-accessible vehicle which Ms Winiarska can enter via a platform lift. Maneuvering this vehicle into a suitable position and lowering the lift can take a significant amount of time. The canopy will be used to keep Ms Winiarska sheltered from the elements whilst the vehicle is being prepared.
- The canopy will follow the same eaves line as the existing flat roof of the property and will be supported on posts.

The conversion of the garages.

- To provide Ms Winiarska with a dedicated room for her ongoing therapy.
- A wheelchair-accessible entrance hallway to allow the client access into the property.
- A utility/equipment storage room to be used by the family and the care team.

Internal/external alterations.

- The layout of the rooms within the property will be altered for better circulation through the house for Ms Winiarska.
- The floor level in the former 'lower lounge' will be raised to allow Ms Winiarska step-free.

Amount:

Existing:

- Ground Floor: 194.94 sqm
- First Floor: 109.10 sqm
- Total: 304.04 sqm**

Proposed:

- Ground Floor: 315.76 sqm
- First Floor: 114.18 sqm
- Total: 429.94 sqm**

Total Size Difference: 125.90 sqm larger than existing.

The proposals are 125.90 sqm (circa 41%) larger 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 extensions are 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 extensions do not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Materials:

The materials used in the renovation have been updated to give the property a modern look while still preserving its original character. Cladding will be added to the rear of the house, just like it is on the front of the existing property, to break up the large areas of brick and add visual interest.

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.

Views from the Dwelling:

The disposition of rooms and 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 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.

Private Garden Space:

The proposed extensions still leave sufficient useable private garden space for the enjoyment of the family. The infilling of the existing outdoor pool will provide Ms Winiarska with more useable outdoor space.

Driveways and Parking:

The existing driveway will be regraded to allow step free access into the property. The existing car parking arrangements are unaffected.

Our Conclusion:

The scheme is considered to respond positively to the site, and its surroundings and ultimately provides for interesting, attractive, and sustainable additions to the existing dwelling.