

# **PROPOSED DISABLED FACILITY FLATS AT 1A WESTMORLAND ROAD WHITEHAVEN**

## **DESIGN AND ACCESS STATEMENT**

### **Design Statement**

#### **AMOUNT OF DEVELOPMENT**

2 no 1 bed disabled facility flats are planned at the site, formerly a shop, now vacant and in need of serious refurbishment.

#### **LAYOUT**

The flats are located within the site boundary, one flat utilises the existing footprint of the old shop, and the second flat extends in to the garden space at the side. Both entrances to the flats are on the front of the building.

#### **SCALE**

Refer to plans. The flats are proposed as single storey on the front of the existing two storey building. They do not present an overbearing design to the site and the impact on the existing building and surroundings are minimal.

#### **LANDSCAPING**

Refer to plans. The site is not large and the second flat extended out in to the side garden does not leave a lot of open space for landscaping, but the front forecourt within the site boundary, is flat and can be provided for a private open space landscaped area in front of the flats. The inner lightwell created between the flats could also be planted up to provide a small green area views of which can be enjoyed by both flats, together with natural light.

#### **APPEARANCE**

The flats are faced in rendered wall finish with a flat rubber roof and upvc windows. The state where 1A is located is predominately two storey rendered dwellings, and the proposed finishes and appearance of this proposal will fit in with its surroundings.

## **Access Statement**

### **VEHICULAR AND TRANSPORT LINKS**

The site is close to Lincoln Road where regular bus services are available to Whitehaven where a railway station provides links to the rest of the UK. However disabled residents of these flats may be collected and brought back by vehicles specially adapted for their needs. These vehicles and emergency vehicles can access the flats easily in front from the highway.

### **INCLUSIVE ACCESS**

These flats are specifically designed for disabled persons and as such access to them and through them will meet all the standards of Part M ( Disabled Access), including kitchen furniture and bathroom sanitary ware.

RL

10/8/22