

Detailed Planning Application for new Portch and store door Bethshan Nursing Home Yewbarrow Close Mirehouse Cumbria CA28 8HB.

Design and Access Statement

This design and access statement has been prepared to describe the full planning details and design details

Description.

The proposal is for a new automatic opening front porch to Bethshan Nursing home. There is also an additional door to an understair storage space in the ground floor lounge.

The works are required for two practical reasons;

- The existing timber and glass entrance doors and frames are unfit for purpose due to timber rot and general material failed brought on by the age of the materials.
- The existing arrangement does not now allow fully flexible assessibility in as defined by the Equalities Act 2010. There is also a need for patients on stretchers to be accomodated in the front porch prior to entering and leaving the building.
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Layout, scale and appearance.

The layout is shown on the block plan. The scale of the building is determined by its existing roof which is supported at the front on isolated steel columns. These columns will now be incorporatred into the new porch increasing its size to all for stretcher bound residents and visitors to have shelter in the porch prior to entering and leaving the building.

The doors main doors will be automaticv with manual doors to the side for escape in the case of fire where the main door electrical supply may be disrupted by fire.

The steps and forecourt areas are to be slightly modified to ensure compliance with the Building regulations and in particular Part M Accessibility.

The new building is on a sloping site and the access will be built up accordingly and the new paved forcourt will blend in with the existing ramp and steps.

1. Detailed plans.

Detailed plans are submitted, showing the site location, the building's relationship to existing buildings, the block plan, detailed floor plan and elevations and proposed drainage disposal.

2. Access.

Access will be via the existing site access. The application is about improving access for all.

3. Surface water drainage.

Surface water will drain to an existing surface water drain.

Conclusions.

The proposals are recommended to Copeland Borough Council in improve the accessibility of the Nursing home and to ensure the safety of guest residents and staff.