

Design and Access Statement
Residential Development
13 Butler Street Millom CUMBRA LA18 5DU
FOR
Deborah Pay

Planning Proposal:

Householder planning application for proposal to create accessible bedroom and shower room

Description:

The existing property is a terraced house with steps up at the front and a sloping yard to the rear. It is not feasible to produce any form of level access at the front of the dwelling. To enable level access to the rear, level with the existing rear road, the new bedroom floor level will be approximately 490 mm above the mean floor level of the house. To manage the change in level a platform lift is incorporated between the two floor levels. There is no alternative stair between the two levels but there is suitable escape in the case of fire at both levels. The applicants will be advised to have a Fire Safety strategy to ensure evacuation of the building both front and rear when the lift is disabled in the case of fire.

The new ground floor bedroom and shower room is essential for the welfare of the owner and her disabled child who is unable to now be carried up the stairs.

Cumbria County Council Occupational Therapist and Copeland Borough Council Customer and Community Services Officers have consulted on the design to ensure the applicants have a plan that meets their needs and fulfils their rights under the Equalities Act.

Access (residential)

Access to the dwelling at the rear will be a level access suitable for wheelchair use. Access internally to the ground floor throughout will be via a platform lift.

Scale and appearance.

The special requirement for a bedroom and accessible shower room at ground level means that the ground floor footprint of the building is extended to include all of the rear yard.

Impact

The impact of the extension should be measured against the life enhancement it provides for the applicants with improve independence and full accessibility to the house from the outside world.

Conclusions

This scheme has been designed to improve the full accessibility for all to the existing dwelling and in particular the existing occupant who is wheelchair dependant.

The proposals are recommended to Copeland Borough Council as a positive way to meet the applicant rights under the Equalities Act.

