

**Design and Access Statement**  
**Residential Development**  
**33 CUMBERLAND ROAD HENSINGHAM WHITEHAVEN CUMBRA CA28 8NY**  
**FOR**  
**Oliver and Marimel Baldueza**

**Planning Proposal:**

Householder planning application for proposal to create off road carparking and elevator lift for wheelchair user and adapted vehicle.

**Description:**

The existing property has a flight of steps up to the front entrance of the house elevated approximately 2000 mm above the street. To enable full accessibility by a wheelchair user and occupant an external elevator lift is proposed. The lift needs access space around it the Cumbria County Council Occupational Therapist and Copeland Borough Council Customer and community services officer have also advised that off street parking is essential for a specially adapted accessible vehicle to park safely and allow the wheelchair user and carers safe and permanent parking. Parking on the road is congested and it is not always possible to park close to the home.

**Site Description.**

The site is a sloping site and the new drive-in parking will need to be excavated with the surrounding ground supported by a retaining wall which will be designed by the Consultant Structural Engineer. One of the adjoining neighbours has already carried out similar excavations. The new walls will be dressed in facing brick and the parking and circulation areas will be paved in permeable paving to prevent surface water run off onto the highway. The road kerbs will be reduced in compliance with the Cumbria County Highways Divisional Engineers specification and supervision by a CCCHD Approved contractor.

**Access (residential)**

It is anticipated that the Highway Authority will require drop kerbs and assurance that surface water from the site will not percolate onto the highway or into the Highways drains. It has not been anticipated that the Highway department will advise vision splays as the road is an narrow estate road with low traffic speed caused by on street parking creating a one way at a time traffic system.

Access to the dwelling via mechanically operated external elevator will rise from the car parking area to a new level access platform to allow wheelchair access direct from the lift to the dwelling.

The existing steps will be modified to comply with the building regulations for improved public safety and as a secondary means of escape in the case of fire where the electric lift will not be available for any evacuation.

**Scale and appearance.**

The indicative sketch plans show that the anticipated scale of the proposals is proportional to the use.

### **Landscaping.**

The owners wish to retain elements of landscaping such as the topiary tree and the azaleas. We have also illustrated how a hanging garden could be developed by the owners to cherish from the new raised terrace.

### **Impact**

There are already some dwellings that have excavated the front gardens to form private off road car parking spaces and this development will have no worse and impact than those that have already been installed. The impact of the impact elevator enclosure 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.