DESIGN AND ACCESS STATEMENT FOR...

CLIENT:	MS J RILEY		TEL:	01455 292248	ID:	5420	SSIS ID:	327703
ADDRESS:	9 PARK STREET, MARKET BOSWORTH, LEICS, CV13 0LL.							
DATE:	23/08/11	DWG NO:	5420.12A		PREP. BY:	RB	PAPER:	A4

This design and access statement is to be read in conjunction with associated drawings
5420.05A, 5420.06B, 5420.07A, 5420.09A, 5420.10B 5420.11B, 5420.14A
& Schedule of Works 5420 revision G

OVERVIEW

The proposal falls within the curtilage of the Market Bosworth conservation area. The existing un-listed property appears to be designated as an 'important building of local historic or architectural interest' and also appears to be sited adjacent to a 'vista to be protected'. The property itself is a masonry built two-storey semi-detached dwelling, built around the early 1900's.
The local area in general is of mixed use, consisting mainly of domestic dwellings, but also including public houses, small shops and religious and educational buildings.

USE

The proposed development is deemed imperative to allow the disabled occupant to remain living comfortably within the existing property. The proposal will allow the occupant to manoeuvre around the existing dwelling and the proposed extension, with the creation of a level access threshold to the rear door and a level access shower within a proposed wet room.

AMOUNT & SCALE

The proposed development consists of a 4.9 M wide x 2.6 M deep (12.7 M squared gross floor area, 39.8 M cubed gross volume) single storey masonry built, white rendered extension comprising of a shower room and lobby area. The proposed development will simply extend the existing single storey pitched roofline by 2.6 M.
I consider the proposal acceptable, due to its size, volume, scale and use of materials proposed.
Given the depth of the garden and location of boundaries in relation to the proposal, I see no problem with the amount or density of the proposed development.

LAYOUT

The proposed development will be a seamless extension of the existing structure housing the kitchen.
The proposal has been designed in such a manner to allow the minimum circulation space required for the disabled occupant without further increasing the footprint of the dwelling. The scheme has also been designed in accordance with the clients own occupational therapist.

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APPEARANCE

The existing dwelling is built up in a mixture of red facing brick (English garden wall bond) and white render. The roof tiles are a combination of blue slate and more recent concrete interlocking tiles. The range of materials used in the proposed development will match existing materials wherever possible. See associated schedule of works for materials and methods to be used.

The proposal would have absolutely no effect on people or businesses within the locality, due to its positioning. The height of existing boundary walls to the perimeters of the plot help to screen the proposed scheme and as a result, views of the wider area would not be affected.

The car park to the Red Lion public house appears to be a 'vista to be protected'. Although the proposed development will be sited adjacent to this vista, I do not deem the proposal to be impeding the vista, due to the 1.8 M high boundary wall present to the sites western boundary.

ACCESS

The proposed development has been designed in accordance with Approved Document Part M of the Building Regulations. Therefore, minimum clear door widths and circulation space have been implemented within the scheme.

The design of the proposal allows the occupant to access and egress the property via the proposed rear level access door, as the front access is unsuitable for wheelchair use.

The western side passage from the rear garden to the highway and pedestrian pavement (Park Street) will not be affected by the proposed development. Access for the emergency services will remain as existing, as access can be made either by the front or rear existing doors or by the proposed level access rear door.

The needs of the disabled occupant will be met by the design of the proposal. Design incorporations include the extension of the existing external hard standing concrete slabbed area (below), the accessible heights of all switches and sockets, non-slip shower room flooring, and grab rails etc...

LANDSCAPING

The dwelling sits on a long generous plot, with a long grassed lawn to the rear. The plot gently slopes continuously upwards from Park Road. The excavation of earth and laying of pre-cast concrete slabs to match existing will allow improved wheelchair access along the full width of the property. See associated schedule of works for materials and methods to be used.

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