NICK MATTHEWS Surveying Chartered Building Surveyor

DESIGN AND ACCESS STATEMENT

30 BREMHILL CALNE SN11 9LD
Proposed external lift to rear of cottage



End southern elevation of 30 Bremhill with access from road seen to right hand side

Background

This external lift is required to provide much needed and improved living conditions for a child with a severe disability who is wheelchair dependent, further details of this will be provided confidentially to the planning officer. The family have explored a number of options for incorporating the lift within the cottage, but due to layout and height restrictions, an external lift was eventually considered to be the only option.

The property is situated within the Bremhill Conservation Area and is to be found down the end of a small private lane. The lane is also a public footpath with a stile in the corner of the parking area leading into local fields.

The cottage has undergone a large extension to the west side within the past 5 years, to create a lovely light living space.

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Proposal

The proposal is a relatively simple one, and one which could be reversed within the future should circumstances change, ie the family decides to move.

The proposed lift is to be sited on the rear south facing elevation of the cottage, and will provide a direct link between the current Kitchen and the child's Bedroom.

It is a 'standard' type lift which is adapted to suit the storey height of the dwelling. In this case it is necessary to adjust the height of the first floor opening to allow access through the current bedroom. The roof to the lift is integral to the lift, but in this instance will be a little higher than the junction with the roof, and we have opted to link the existing roof and new using leadwork on a ventilated framework, with only the leadwork being seen.



The photograph above provides a reasonable illustration of what is being proposed, all but on a different style of property. Note the brick plinth and the stainless steel motor housing which reflects the adjoining materials.

The lift has a stainless steel external framework and the larger infill panels are from a solar reflective glass. To keep the heat down particularly in the summer. The doors to the lift will have glass panels to allow light from the lift into the rooms behind.

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In addition to the lift, a small masonry plinth will be provided, this to be in matching red brick and to have a splayed top to assist with water runoff. To the left of the lift the plinth is to be extended to provide a base area for the machinery 'box'. This is a 1.5m high x 0.8m x 0.4m stainless steel enclosure which houses the hydraulic pump and its associated electrics, and is freestanding to the lift itself.

An additional rainwater downpipe is also required to route the rainwater to the interrupted roof slope to one side.

We have demonstrated there is still space for one vehicle to still be parked within this upper area.

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Access

Access to the property is from Bremhill itself via a private access road which runs directly across the front of access. There is on-site parking for a minimum of 3 cars plus a modified van.

The proposal makes no change to the current access arrangements, merely reducing the area of the upper parking which can only take one vehicle.

As noted there is a public footpath down the access drive and to the south east corner of the parking area, from where you can do a number of walks into adjoining fields. The public right of way will remain unaffected or changed by the proposal.

Other than via the public footpath, the access drive provides the only access point for pedestrians from the village.

Conclusion

The proposal is a necessity rather than a 'nice-to-have' to enable the family to remain in the property, and to function as a family whilst caring for their disabled child. As is addressed within the confidential Occupational Therapist report, without the lift, the daily moving of the child between floors will become both challenging and dangerous.

The transparency and lightness of the lift does mean that it very much explains its function, but also that at some future date it could be removed. However, this application is for the permanent installation of the lift.

Should you wish to speak with me further on this application, then please do contact me on 07769 704733.

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