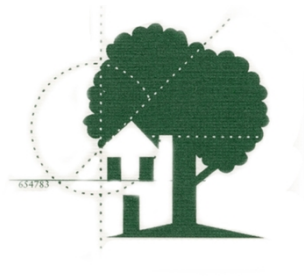


DESIGN AND ACCESS STATEMENT



R T DESIGN
Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB

PROPOSED CONVERSION OF GARAGE TO GARDEN ROOM AND ANCILLARY FACILITIES

1.0 INTRODUCTION:

This statement is being provided in support of a householder planning application for the conversion of the garage into a garden room and ancillary facilities. This is to provide suitable outdoor accommodation for the family, who's son has Cerebral Palsy. The house has been extensively converted to provide facilities to accommodate his specialist requirements. The house has been altered to suit his needs and an extension to the rear of the house has provided a hydrotherapy pool.

DESIGN

Use - This proposal is to extend his needs to provide outdoor space within which he can spend quality time with his family within a suitable amenity space whilst still having all his needs and facilities provided within the house close to hand.

Amount – The proposals will include the conversion of the garage into a garden room with a pergola to accommodate the family overlooking the soft play area. The pergola will provide a sheltered and shaded seating area to oversee the soft play area for the family, whilst the garden room will include a disabled wc/shower room which will meet the requirements of Part M of the Building Regulations and a storage area for all the specialist equipment they require. The proposals will also include a wheelchair platform access lift to give access to the raised rear garden area.

Layout – The layout will utilise the existing garage to the rear of the property with the pergola to the side of the garage and the soft play area to the raised garden area behind the rear extension to the house. The area to the front of the garage will be sectioned off from the driveway with a timber fence and access gate to provide a secure area separated from the driveway. The remaining area to the side of the house and the extensive hardstanding area to the front of the house will provide more than adequate parking areas for the property.

Scale – The garage will be retained as its' current external dimensions with the pergola being 5.4m x 4m, with the height of the flat roof to match the eaves height of the garage. The proposed timber fence will be no higher than 1.8metres.

Landscaping – There existing tree adjacent to the garage has been assessed within the tree reports submitted with this application. The ground level area around the tree is to be maintained at the current height with adjacent works to be carried out in accordance with the report. The area to the raised garden area is to be used as a soft play area to be carried out in accordance with the suppliers specification. The area to the front of the garage is to be maintained as existing.

Appearance – It is proposed that the existing brick garage will receive a rendered finish due to the alterations to the new openings within the existing brickwork.

Inclusive access

Access to and within the proposed area will be required to comply with Building Regulations Part M, covering all aspects of disabled access and use of facilities.

External lighting by all access routes and doorways will be provided by means of passive detectors to afford better access for the visually impaired.