

Design and Access Statement

in respect of a detailed planning application

Metcalf
Briggs
Surveyors

At 75 York Way, London. N7 9QF

A DESIGN & ACCESS STATEMENT PREPARED

For
One Housing

Inspection: 2 November 2018
Report: 10 December 2018 (Revised 28 February 2019)

By:

Metcalf Briggs Surveyors

Chartered Surveyors

The Old Engine House
Goblands Farm
Cemetery Lane
Hadlow
Kent TN11 0LT

Telephone: 01732 852258

Ref: 10867bs

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement accompanies an application for the provision of a new step lift and reduction in height of the access pathway within the boundaries of 75 York Way, London, N7 9QF together with a widened opening in the front boundary wall to allow access to the manhole and rainwater gully for maintenance purposes. The application is to be read in conjunction with the planning drawings 10867/01 and /02A which forms part of this submission.
- 1.02 The property is located on the west side of York Road opposite Market Road and is a mid-terrace three storey town house constructed in 1872.
- 1.03 Access to the front entrance door is via a concrete pathway stepping up from the public highway by 70mm and then with a slight incline extends to the front entrance door where there is a concrete step up of 210mm.
- 1.04 The front garden is fully paved with solid concrete and is set 330mm below the access pathway leading up to the front entrance door. Within the front garden is a manhole cover and yard gully as shown on drawing 10867/01.
- 1.05 The front boundary is formed with a 225mm brick wall with 330mm square brick piers to the left hand boundary wall line and left hand side of the front entrance gate. The left and right hand boundary walls are 102mm thick brick walls. The front gate consists of a metal gate set in metal posts and opens inwards and to the right hand side.
- 1.06 The property is owned by One Housing Group and their tenant has been assessed by a London Borough of Camden Occupational Therapist. Their recommendation is for the front entrance to be adapted for wheelchair access and due to the height of existing step and length of front garden have deemed that a ramp is not feasible. The proposal involves providing a step lift which requires the front path to be lowered to make it level with the public high way.
- 1.07 A copy of the Occupational Therapist's report is located in Appendix A of this report.
- 1.08 The Occupation Therapist has recommended the installation of a Wessex SP500 external lift the manufacturers details are located in Appendix B.
- 1.09 The proposed lift will block access to the front garden and in particular access to the manhole cover and yard gully for maintenance. The proposal therefore also includes widening of the existing front boundary wall by 700mm which can be easily reversible in the future should the need arise.

2.00 AMOUNT

- 2.01 The proposal is for a new external step lift to the front access door of the property.
- 2.02 It is proposed to use a Wessex SP500 external step lift with an overall height of 810mm and external dimensions of 1.465m in length and 980mm wide. The existing concrete pathway from the public footpath up to the front entrance door will be renewed at a lower level so that there is level access at its junction with the public footpath.
- 2.03 The front entrance gate and post will be removed to allow wheelchair access to the step lift.
- 2.04 The existing opening in the front brickwork boundary wall will be widened by 700mm to the left hand side to provide access into the front garden for maintenance purposes.

3.00 LAYOUT

- 3.01 Access is still maintained to the front entrance door. Access will still be maintained to the front garden for maintenance purposes.

4.00 SCALE

- 4.01 The proposals do not increase the occupancy of the residential property. There is currently no off street car parking and these requirements do not change with the proposals.
- 4.02 The proposals do not affect the front elevation of the house and therefore the street scene is not altered.
- 4.03 There are no additional requirements for refuse collection.

5.00 LANDSCAPING

- 5.01 The existing concrete pathway will be renewed to allow for the installation of a step lift.
- 5.02 The existing brick front boundary wall will be adapted to maintain access to the front garden for maintenance.

6.00 DESIGN

- 6.01 The new pathway will be constructed in concrete to match the existing pathway.
- 6.02 The existing boundary wall opening will be quoined up in matching brickwork with a brick pier size to match existing.

7.00 ACCESS

- 7.01 The existing pedestrian access to the property will not be affected by the proposals. There is no vehicular access.

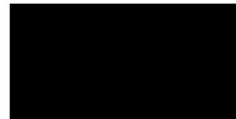
8.00 SUSTAINABILITY

- 8.01 The use of the land and building remains residential and with the proposed alterations increases the longevity of the property for the current tenant in their accustomed surroundings. The proposed works are easily reversible should the need arise in the future.
- 8.02 There is no increase to the existing drainage system, waste and recycling collection.
- 8.03 The proposals do not affect the existing mobility and transport facilities.

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Mike Smith MRICS
Date: 28 February 2019

APPENDIX A: Occupational Therapists Report dated 27/11/18



Date: 27/11/18

Our Ref: [REDACTED]

London Borough of Camden
Supporting People
Camden Town Hall
Judd Street
London WC1H 9JE

Tel: 020 7974 4000 option 1
Fax: 020 7974 5822

Dear Aids and Adaptation Team,

Re REQUEST FOR AN ADAPTATION

Name of Client: [REDACTED]
Address: 75 YORK WAY LONDON N7 9QF

Guided by the Care Act 2014 and the London Boroughs Criteria for Provision of Adaptations the above client has been assessed by an Occupational Therapist and is deemed eligible for the following adaptation(s) to their own home which will meet their functional needs:

<p>Details of adaptation:</p> <p>1. Wet Room shower area downstairs Formation of wet floor shower WC area accessible through the kitchen. To be created by using the existing utility and toilet space to maximise the space for wet shower area as per plans and drawing.</p> <p>2. Front door access To adapt existing 8.5" height step for wheelchair access. This will involve groundwork: create a level access in front of entrance door and a new step to accommodate the step lift. Form a solid concrete base for the new step lift. Installation of a step lift. Create new access into the front garden and make it levelled with the street level if required.</p>
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Any changes to the Request for Adaptation should be agreed by the OT involved.

SIGNED: Vered Hyman	TEL No: 02079741284
.....	
PRINT NAME: Vered Hyman Occupational Therapist	DATE: 27/11/18

I understand this adaptation will not be modified/removed without further OT assessment.

Martin Pratt
Executive Director of Supporting People

APPENDIX B: Wessex SP500 External Step Lift details

Step Lift - SP500

The Wessex Step Lift has been developed as a relatively low cost option to give wheelchair users easy access where difficulties exist due to a change in level or the presence of one or two steps.

The lift is compact whilst offering a large platform area and shallow ramp for easy access.



Flexibility

Can be installed either internally or externally. May be used to rise directly over one or two steps or installed alongside steps.

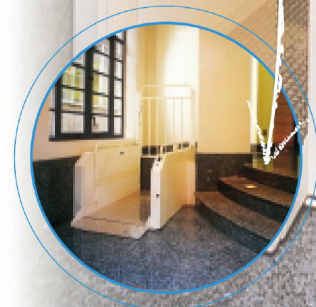
Lifts to a maximum height of 500mm.

Installation, Instruction and After Sales Care

The lift will be installed by Wessex trained engineers.

A comprehensive user manual, on site training and maintenance advice is provided.

Wessex offer a selection of maintenance contracts to meet individual requirements.



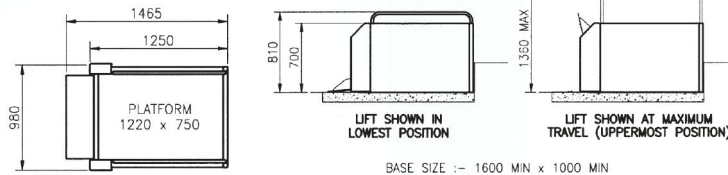
The Specialists in Low Rise Lifting Platforms

 **Wessex**

Step Lift - SP500

Technical details

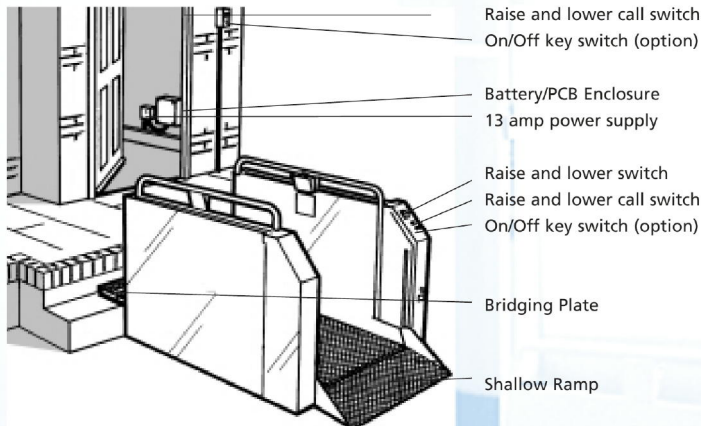
Dimensions



FOR FURTHER DETAILS AND OPTIONS PLEASE
REQUEST DRAWING No SP01 9000 SHEETS 1-4

The Wessex policy is one of continuous product development and the Company therefore reserves the right to alter product or component specifications without notice

Design



Features

Shallow Ramp for easy access. Ramp automatically folds when lift is raised.

Non-Slip Flooring fitted as standard.

Easy to Use Internal Controls for operator independence.

Call Stations - The lift may be operated from call stations located in convenient positions at both levels.

A key control system (optional extra) may be incorporated into the call stations to prevent unauthorised use.

Manual Lowering for use in the event of a power failure.

Concertina Blind fitted to underside of platform to discourage children and animals from hiding under the lift. Also acts as a guard against litter. Standard on all models.

Interlocked Safety Gate at upper level is available as an option.

Safe Working Load - 225kg

Maximum step height - 500mm

CE Marked in compliance with European Regulations.

SP00 7500 Issue A



ISO 9001
FM 58435

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A member of the Ratcliff Group

 **Wessex**