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PDA GROUP

PRICE DINSDALE ASSOCIATES LTD
CHARTERED ARCHITECTS

ACCESS STATEMENT

For

PROPOSED EXTENSIONS TO PRIVATE DWELLING

At

25, CORBAR ROAD, BUXTON

May 2012

Proposed Extensions to Private Dwelling

At

25, Corbar Road, Buxton

Supporting Access Statement – May 2012

Introduction

The proposals for which Approval is sought consist only of extensions to an existing dwelling within the built-up area of the town of Buxton.

As such, there can by, by definition, be no access issues requiring to be addressed outwith the curtilage of the property. However, Access and Design Statements are required to be submitted due to the location of the premises in an established and designated Conservation Area.

Design Improvements for non-Ambulant Access

The present Applicants, as prospective purchasers of the property, have a real need to ensure practicable and comprehensive access provision, as they have a non-ambulant friend who frequently visits and stays with them.

At present, non-ambulant access around the exterior and interior of the property is not easy. Both the principal and rear access doors are approached by steps, due to the topography of the site, in the case of the front elevation principal access, and by convention in the case of the rear access door.

External hard surfaces are mostly gravelled, which does not encourage wheelchair use. Whilst level access would compromise the appearance of the front elevation of the dwelling, there is scope for level access to be provided both to the rear access door, and the proposed new conservatory external doors.

Unfortunately, there is an external garden wall and a further step impeding non-ambulant access between the existing detached garage and the west flank of the dwelling. There is no access around the east flank of the dwelling, as the existing conservatory is built hard up to the site boundary wall.

The proposals within this current Application envisage the demolition of the existing conservatory, and its replacement with a narrower extension of traditional appearance and design, and which would allow a footpath of sufficient width for wheelchair use around the east side of the dwelling. This path would lead to a paved patio outside the rear access door and proposed new conservatory French windows, both of which would feature level access thresholds.

The interior of the ground floor on the dwelling is proposed for extensive re-modelling, included in which will be provision of 900mm width internal doorsets on the ground floor, to facilitate wheelchair use.

Also, a new wet room will be created within the proposed ground floor extensions, communicating with both new conservatory, and a new study, which will double as an occasional guest bedroom when the Applicants' non-ambulant friend is in residence.

It is submitted that these arrangements adequately address access requirements insofar as they relate to this specific project.

PDA GROUP
May 2012