


HEALTH CARE DESIGN

Health Care Design Ltd

33 Low Road

Keswick Village

 01603 455200

Fax 01603 454343

e-mail hcd@btconnect.com

Design and Access Statement

Prepared in support of a planning application for works at,
86 Fixby Road, Huddersfield, HD2 2JF.

Background and history

The application site is 86 Fixby Road, a detached bungalow on the north side of Fixby Road, Huddersfield. The site is located at the northern edge of the suburb of Fixby, approximately 4km north of Huddersfield City centre. Fixby Road is characterised generally by post war detached and semi-detached dwellings on generous plots.

The property provides generous accommodation at ground floor level, with additional rooms in the roof of the original bungalow. An extension constructed in a split level arrangement on the east side of the dwelling provides a garage approximately 1m below the main ground floor level and bedroom/annexe accommodation approximately 1.5m above the main floor level.

Externally there is a large driveway/parking area at the south-east side of the property, a small lawn on the south-west side and a private garden space on the north side. The site has a fall of approximately 1.5m from the south to north sides.

The applicant is a young man with complex medical needs and the proposed works seek to provide suitable accommodation for him, his immediate family and his care team.

A separate confidential medical statement can be provided if considered necessary by the local planning authority.

Brief

The brief requires that the existing property be adapted and extended as necessary to respond to the applicant's individual requirements, providing suitable accommodation for the applicant, his immediate family and his care team.

These requirements are summarised as follows:

Generally

The applicant's accommodation should be provided with appropriate level access at all external doorways; doorways and passageways of appropriate width for wheelchair passage and turning, and if he is not to be excluded from the use of wheelchairs around the home or denied access to any part of that home - full electric powered wheelchair manoeuvrability space throughout. This means that it is not enough to provide just 'wheelchair access' but when the applicant enters a room forwards, he should be able to be turned in his wheelchair without having to be reversed out, and taken to reach every part of that room without being obstructed or becoming an obstruction.

Although the applicant should be able to be driven up and down ramps in an electric powered wheelchair, these will be difficult for anyone having to assist him in a manual wheelchair and if unprotected from the elements will become additionally hazardous when conditions are wet and icy. Therefore wherever possible outside levels should be raised to meet internal floor levels avoiding the need for ramps.

The applicant's Bedroom

The applicant's Bedroom should have adequate wheelchair-aided manoeuvrability and transfer space to both sides of the bed, and there should be space for furniture without impinging on that manoeuvrability and transfer space. All of the applicant's paraphernalia, clothing, etc, within this bedroom needs to be carefully arranged at torso-level to be within his safe and comfortable reach whether walker or wheelchair-aided.

The applicant's specially equipped Bath/Shower Room should be En suite to his Bedroom. The Bath/Shower Room should be sized appropriate for the recommended special sanitary equipment together with necessary wheelchair/showerchair manoeuvrability and transfer space. There should be wheelchair/showerchair manoeuvrability and transfer space to both sides of the recommended special bath. There will be requirements for ceiling-mounted X-Y hoisting from Bed to Bathroom.

Therapy Studio

A suitable Therapy/Activity Room is required, where the applicant can be with his carer, therapist or family member on a one-to-one basis. This space will be used for therapy, exercise and recreation. This space should have a facility to prepare snacks and refreshments for the applicant and his care/therapy team so as not to cause unnecessary disturbance or loss of privacy to private family spaces.

Therapy Pool

The applicant enjoys water therapy and, though he will always need to be accompanied in the pool for safety reasons. Swimming is used as a therapy activity. The applicant will need to be hoisted into and out of the swimming pool and the accommodation must allow sufficient height to allow this.

Family WC

Private WC facilities are required at ground floor level for family members and for use by guests and visitors.

Carer's WC

WC facilities are required at ground floor level for use by the applicant's care and therapy team.

Utility Room

A utility/laundry room is required, to house a washing machine and a tumble dryer, for use by both family members and carers. This room will allow the separation of laundry and kitchen activities and to provide appropriate space for irons and ironing-boards that would otherwise present a potential hazard to the applicant elsewhere within the dwelling.

Family Bedrooms

One bedroom will be required for the applicant's mother and one bedroom will be required for the applicant's adult brother. Each family bedroom will need en-suite shower and WC facilities.

Guest Facilities

A space will be required to provide occasional sleeping accommodation for guests. Guests should also have access to shower and WC facilities.

Carers' Accommodation

The proposed care regime will include overnight care, so a bed/sitting room will be required, with facilities to prepare snacks and refreshments and a space to complete paperwork and store records associated with the applicant's care. The Carers' Accommodation should be suitably located so as not to cause unnecessary disturbance/loss of privacy and ideally with a separate entrance but also accessed from the dwelling's main Hallway so that the family can monitor comings and goings. The Carers' Accommodation should include ensuite shower room facilities and kitchenette facilities.

Family Living Room

The Family Living Room should be of adequate size for powered wheelchair manoeuvrability with space for assisted transfers to alternative recommended seating, with sufficient space so that the applicant should not be obstructed or become an obstruction.

Kitchen

The Family Kitchen should achieve adequate wheelchair manoeuvrability space. This should be open-plan to the Family Living accommodation for the applicant's uninterrupted monitoring/supervision.

Dining Room

The Family Dining space should be part of the open-plan family Kitchen/Living Space. Space for dining needs to be carefully dedicated to ensure space for the central placement of table and chairs with adequate wheelchair manoeuvrability space around so that the applicant can be fully involved in family/guest mealtimes as required. A Dining arrangement for up to four is required and this should be extendible.

Storage Facilities

Appropriately sized Equipment Stores will be required for recommended indoor and outdoor aids and equipment. The indoor equipment store should be within the protected environment of the dwelling - not in a garage or a shed.

Garden Shed

A garden shed is required for the storage of garden furniture, maintenance equipment and tools.

Parking

Appropriate integral or linked garaging, undercover parking, and turning facilities for the applicant's recommended specially adapted vehicle with ramp or hydraulic platform will be required. Parking spaces will be required for resident family vehicles, visitor's vehicles; carers' vehicles, and other

visiting professionals' vehicles. All parking should be provided within the property boundary to avoid inconvenience to neighbours.

External Areas

Drives and pathways to the accommodation should be provided with a smooth surface, giving level access at all external doorways.

All aspects of the garden should be accessible. A level seating area should have immediate access to the dwelling so that the applicant can be retreated without hindrance.

The outside spaces should be securely enclosed on all sides, and all gateways and doors similarly secure, mindful of the applicant's vulnerability.

OTHER ASPECTS OF ACCOMMODATION

Doors

All doorways should be provided or modified to at least the recommended minimum clear opening width of 850mm for external doors and 800mm for internal doors to avoid injury and damage; be placed at least 300mm away from flanking walls onto which they open, and be positioned to minimise wheelchair turning. Where 90⁰ turning is unavoidable, doorways should be widened to give a clearance of at least 900mm to allow oblique passage.

Layout and design principles

The proposed layout has been developed to respond to the applicant's brief. The proposed layout also takes account of the existing accommodation, with the intention that alterations to the property are reduced the minimum possible.

The proposed floorplan largely reflects the existing layout, with the applicant's day to day accommodation conveniently at each end of a generously proportioned circulation space.

The family living room, open kitchen/dining/sitting areas are retained broadly in their current locations, with the kitchen area re-arranged to accommodate the new circulation areas. The existing bedrooms at the front of the property are re-arranged to provide a bedroom and facilities for the applicant. In order to provide sufficient space for powered wheelchair access all around the applicant's bed, it is necessary to create a small extension to his bedroom extending into the front garden by approximately 1.8m. This bedroom features glazed double doors, allowing the applicant to be easily removed from the bedroom in the event of an emergency.

The existing garage and annexe area will be extended and rearranged. Floor levels will be raised to run through level with the main ground and first floor levels. At ground floor level a new garage and entrance lobby will be provided on the south side, whilst a new therapy space, therapy pool room and associated facilities will be formed at the north side.

Extensions have been designed with pitched and tiled roofs over painted rendered walls, with eaves heights and roof pitches aligned with existing. These eaves heights allow for ceiling mounted hoisting systems where required.

At first floor level the existing bedrooms are retained and adapted to provide bedrooms for the applicant's mother, brother and a carer.

Family bedrooms are located above the main family living space and the therapy suite. Carer's accommodation is provided directly above the applicant's bedroom. Dormer windows are proposed to provide the required headroom within bedrooms and en-suite facilities.

A platform lift is provided to allow the applicant access to the first floor accommodation. A dormer is utilised to provide sufficient headroom for this lift at first floor level.

Externally, the existing driveway levels will be adjusted to provide level access to the new garage and entrance porch. The existing tarmac surface will be replaced with a permeable tarmac finish.

A close boarded fence will be provided to separate the driveway and parking area from the existing garden on the south-west side. The lawn and boundary planting to the south west side will be retained and this area will be used as the applicant's private garden area.

On the north side, existing raised timber decks will be removed and a patio area will be formed at the ground floor level. A small lawn area will be retained at the existing lower level, accessed by steps and an external lifting platform.

The proposed works require significant extensions and alteration to existing to external walls and roofs. The existing building has previously been subject to a number of extensions and alterations. In order to provide a cohesive appearance to the extended building it is proposed to replace the existing red brick wall and red brown roof finishes with an off white/pale grey insulated render and dark grey roof tiles.

Access, including movement to, from and within the development

The existing vehicular entrance will be retained and the existing sliding gate will be replaced with a powered unit. This will allow the driveway remain a secure and controlled environment for the applicant's benefit.

Operation for the gates will be by intercom for visitors and by key fob or key pad for family and carers. The depth of the existing entrance area and crossover minimise the inconvenience that may be caused by any vehicles waiting to gain access.

The proposed parking and turning area provides sufficient space to ensure that vehicles can enter and leave the site in forward gear.

Driveway, path, patio and garden levels are to be adjusted to provide level access at all external doors. Where necessary, external doors are to be increased in width to provide wheelchair access.

Internal floor levels are to be adjusted to ensure level access throughout the ground floor accommodation.

Where necessary, internal doorways have been increased in width and/or repositioned to ensure wheelchair access to all areas.

Conclusion

The proposed works have been designed to provide the applicant with a family home that provides the accommodation, security and facilities that are specific to his needs. The proposals have been developed with the intention that the extended accommodation blends seamlessly with the existing building and to prevent any loss of amenity or privacy to the occupants of neighbours.

We respectfully request that this application be given favourable consideration.