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Design and Access Statement

Proposed Single Storey Side and Rear Extension
for disability access adaptation

2 Tradescant Drive, Meopham, Gravesend, DA13 0EE



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1.0 Introduction

This Design and Access Statement has been prepared by Duffy Architects to support the planning application for a single storey side and rear extension with to provide side access door into the house for full wheelchair accessibility and creation of accessible bedroom with en suite that supports the ongoing needs of the building occupier.

The proposal consists of the small rear and side extension reconfiguration of the existing built form, supported by some minor alterations to enable the applicant full wheelchair access into the house and around the ground floor together with sufficient wheelchair transfer space at the entrance into the house

The existing front door of the house is raised with an external step which is currently not accessible by wheelchair, therefore at present entering the house on a wheelchair is challenging.

An aerial satellite map of a residential neighborhood in Northampton, Massachusetts. The map shows a dense cluster of houses with brown roofs and green lawns. A red location pin is placed on Tradescant Dr, near the intersection with Green Ln. A white location pin is placed near White Horse Farm, which is labeled on the map. Other streets visible include Cedar Cl, Poplar Walk, Beechway, Mulberry Cl, Lilac Pl, and Green Ln. The map also shows a large field with curved tracks on the right side and a road labeled A227 on the left.

A topographic map of a residential area. The map shows several lots, some of which are numbered 1 through 10. A specific lot is highlighted with a red outline. The map includes contour lines with elevations of 90, 109.0m, 110.6m, and 166.85m. A road labeled 'DORMERS DRIVE' is shown, along with a path labeled 'GREEN + LANE'. The map is bounded by coordinates: 65, 70, 90, and 166.85m.

3.0 Site Description

The proposed residential dwelling is located at 2 Tradescant Drive, Meopham, Gravesend, DA13 0EE, within a residential area.

The surrounding properties are mainly residential dwellings which have various different extensions and adaptations made.

The property will be accessed from the current front entrance location and parking provision will not be affected by this proposal.

The driveway is directly off 2 Tradescant Drive

4.0 Street Views



View along 2 Tradescant Drive – South Facing

Detached residential properties with bay windows and a mix of hipped and gable end roofs with external wall finish in mainly facing brickwork



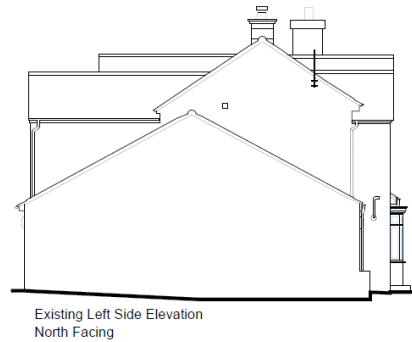
View along 2 Tradescant Drive front elevation

The ground floor level of houses is higher than the driveway level

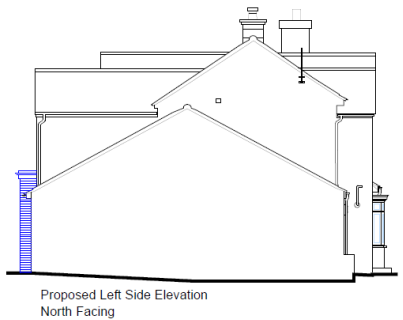
5.0 Design Proposal

The proposed development is an adaptation to enable a safe and DDA compliant route for a wheelchair to access into the house. The design will incorporate a single storey side and rear extension to form a entrance porch leading into a accessible living room, bedroom and en-suite

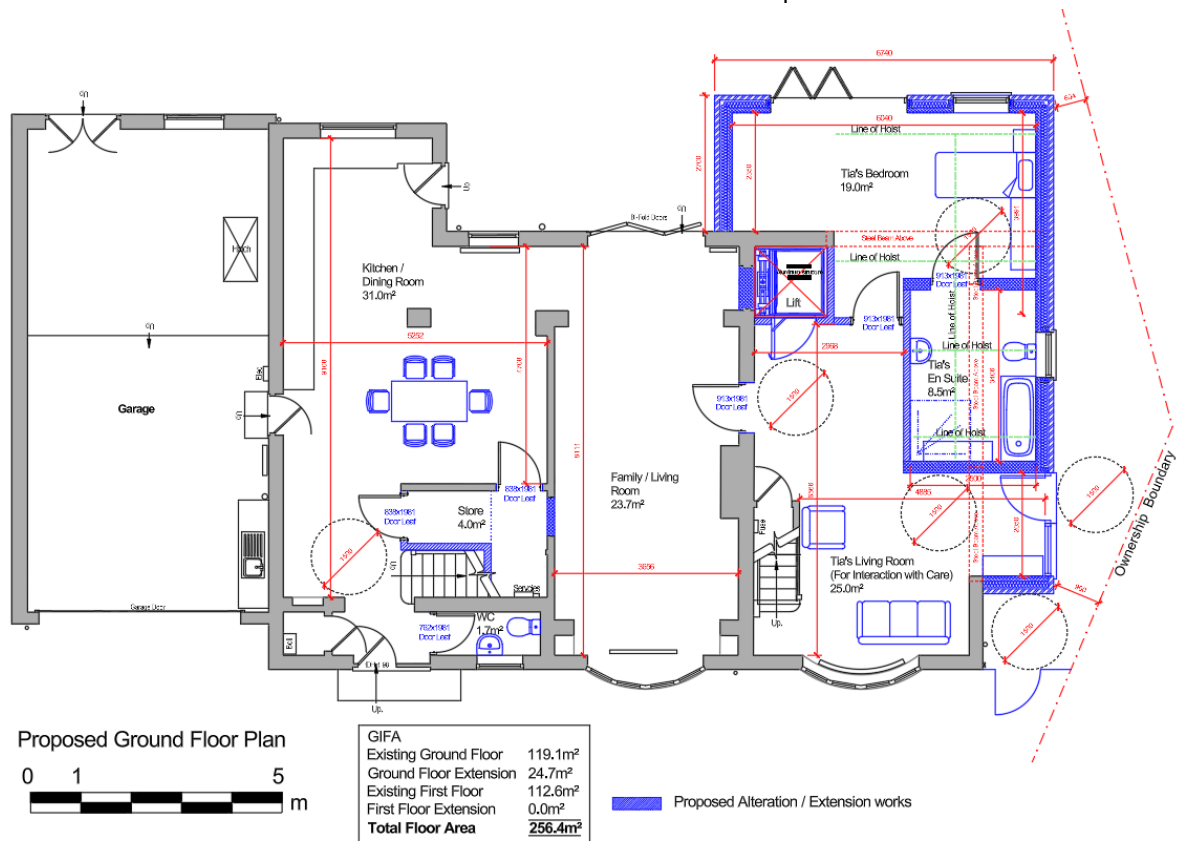
The proposed development does not alter the front elevation to the house and retain much of the original aesthetic.



External Materials
Walls Facing brickwork to match existing (Red/ Brown)
Window & Doors White UPVC
Gutter & RWP Black square rep and half round gutter PVC
Flat Roof Flat roof (piled to 1 degree pitch) EPDM single sheet roof system, colour grey



The ground floor will incorporate a wheelchair accessible living room, bedroom and en suite, The new extension will be also provide a space for wheelchair turning and transfer before entering the living space. Internal alterations will involve modification of the existing partition walls and construction of internal lift for wheelchair access onto the first floor. The wheelchair accessible rooms will all be to DDA compliant standards



6.0 Amount

The extension projects 1.4m to the side and 2.7m from the rear wall. The rear extension is 6.7m wide. The total extended area is 24.7m. The new extension will accommodate a wider rear entrance door for wheelchair access, Bedroom and En suite.

The external works will retain the driveway as existing. The rear garden will be adjusted at the new folding door to suit the new extension and provide full DDA compliance wheelchair access

7.0 Appearance

The existing material palette will be retained and continue to the new build elements. This includes brown red facing brickwork walls. New windows will also match the existing finish in White UPVC.

8.0 Access

The new extension is designed to be level access and configured to support independent wheelchair access and level access thresholds will be provided throughout.

9.0 Summary

The proposal has been developed to meet the needs of the applicant through small scale interventions across the property. The existing property largely meets the needs of the applicant in terms of both room provision and therefore much of the applicants requirements are met through the internal reconfigurations being proposed. However, based on the applicant's healthcare requirements the increased footprint being proposed provide much needed bedroom and Ensuite space on the ground floor to provide suitable and safe accessibility for a wheelchair user on the main approach to the property.

Externally the building appearance is to be treated sympathetically to the existing building and is designed to have minimal impact on the surrounding environment.