

DESIGN & ACCESS STATEMENT

GARRICK HOUSE ANNEX, ADELPHI CRESCENT, HORNCHURCH, RM12 4LB

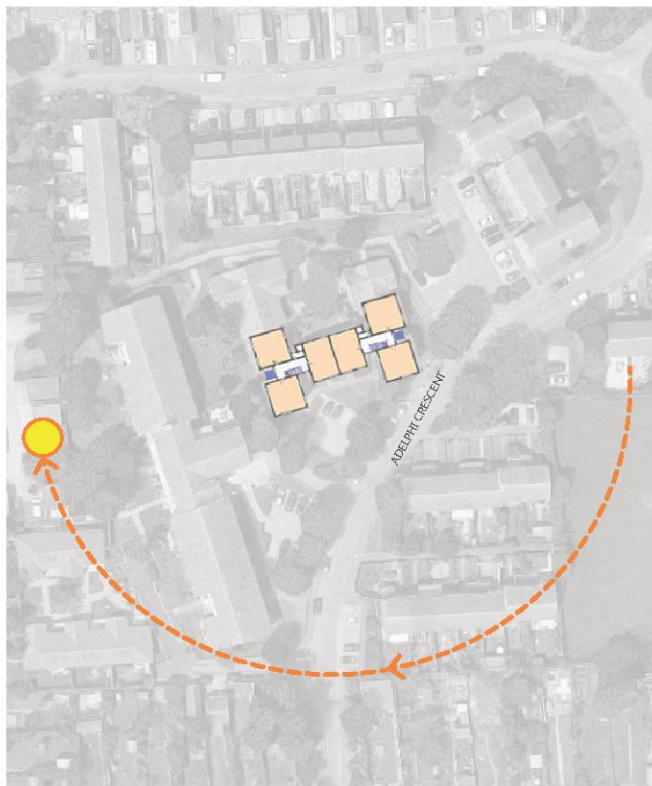


Figure 1 - Proposed Site Plan



Figure 2 - Existing North East Elevation



Figure 3 - Existing South West Elevation

1) Introduction

The proposal is to install 2 new lifts to provide improved access to the first floor for those with restricted mobility.

2) Description

The existing building comprises an H shape two-storey block, which accommodates a total of 12 one-bedroom units. Each of the proposed lifts will serve the occupants of 3 one-bedroom units located on the upper floor.

The existing buildings are built of blond brick with white cladding and white uPVC window frames. The proposed works are as follows:

- 2 new external lifts
- Landscaping works to the setbacks

3) Design - Process

The proposal has been designed on an interactive basis, with regular client meetings to develop the scheme. A number of options were reviewed before the chosen option was developed and refined.

4) Design - Use

As part of Garrick House Annex sheltered housing, the whole site will remain in residential use under Use Class C3a (Dwellinghouses by a single person or a family).

5) Design - Layout

The proposed external lifts are located along the northeast and southwest elevations, attached to the existing building and accommodated into the existing central setbacks.

6) Design - Scale

The proposal is for 2 two-storey external lifts.

7) Design - Appearance

The new lifts have been designed to minimise their visual impact. Inspired by their natural surroundings, the proposal utilises transparent glass and white steel frame in line with the materials that form the existing building.

8) Design - Landscaping

Landscaping works will be carried out in the setbacks where the lifts are located, replacing in this areas the existing soft landscape by hard landscaping tarmac.

9) Access

The new lifts will provide access to the first floor to those with limited mobility, including wheelchair. The access to these lifts will be from inside the building, what constitutes a secured perimeter. Therefore, the installation of a control access system to the lift has not been considered necessary but CCTV is proposed to deter any anti-social behaviour.

10) Conclusion

The proposal compliments the surroundings, with minimal impact on the site and adjacent properties, while providing improved access to the dwellings located on the upper floors. A Public Consultation via post has been undertaken and the feedback from the residents is positive.

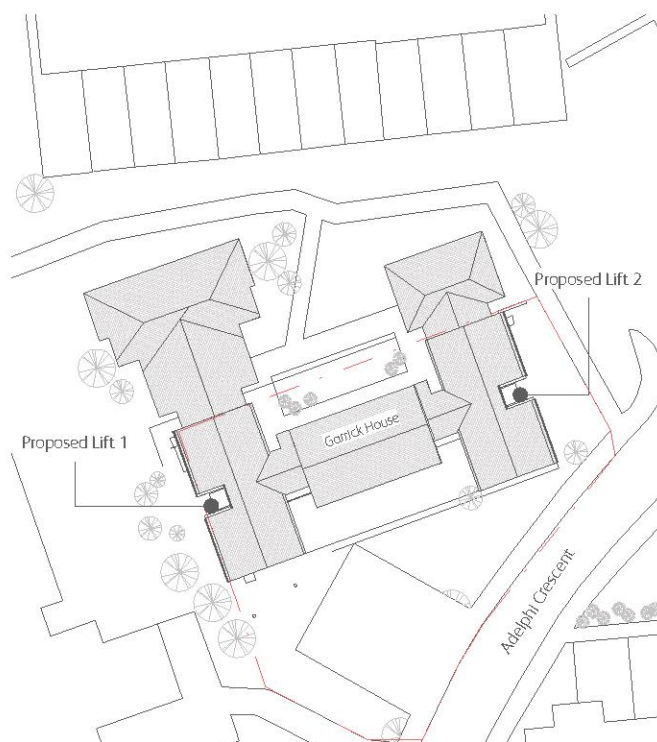


Figure 4 - Proposed Site Plan



Figure 5 - Proposed Lift 2 North East



Figure 6 - Proposed Lift 1 South West