Design and Access Statement

Proposed Single Storey Accessible Dwelling (6m x 7m) for Disabled Parents

Planning Reference: PP-15270453

Site Address: 10 Stanley Road South, Rainham, Essex RM13 8AA
Applicant: Steven Georgiou
Proposal: Construction of a single-storey building measuring approximately 6 metres x 7 metres (42m²) to provide accessible and independent living accommodation for disabled parents.

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the construction of a single-storey residential building measuring approximately 6m x 7m. The building is intended to provide safe, comfortable, and accessible living accommodation for disabled parents whose mobility and healthcare needs require suitable ground-floor accommodation and improved accessibility.

The proposal has been carefully designed to integrate with the surrounding area while prioritising accessibility, independence, safety, and quality of life for the occupants.

Their current house is over three floors and whilst some adaptations have been made, accessibility is still restricted and the house is no longer suitable. Alternative options have been considered, but solution allows the necessary care to be delivered by family, reducing the reliance on the state.

2. Design Principles

Amount and Scale

The proposed building has a footprint of approximately 42 square metres and comprises:

- Open-plan living, accessible bedroom and kitchen area
- Fully accessible wet room/bathroom
- Storage space for mobility equipment

The structure is single storey in height to eliminate the need for stairs and to ensure ease of access for occupants with mobility impairments.

Layout

The internal layout has been designed around wheelchair accessibility and ease of movement. Features include:

- Wide doorways (minimum 900mm clear opening where practical)
- Level thresholds throughout
- Open circulation spaces
- Accessible wet-room facilities
- Space for mobility aids and future adaptations if required

The arrangement enables independent living while maintaining proximity to family support.

Appearance

The building will have a simple residential appearance using materials that complement the existing property and surrounding development.

Proposed materials may include:

- Timber clad external walls

- Flat roof
- Double-glazed windows and doors
- External finishes matching or harmonising with neighbouring structures

The modest scale ensures the development remains visually unobtrusive.

3. Access

Disabled Access

The development has been specifically designed to accommodate disabled occupants and will include:

- Level entrance access
- Wheelchair-friendly circulation areas
- Accessible bathroom/wet-room facilities
- Space for carers if required
- Potential future adaptation for specialist equipment

These measures ensure the building meets the needs of current and future occupants with reduced mobility.

4. Impact on the Surrounding Area

The proposal is modest in scale and designed to respect neighbouring properties by:

- Maintaining appropriate separation distances where possible
- Limiting building height through a single-storey design
- Minimising overlooking and loss of privacy
- Using sympathetic materials and finishes

Due to its limited size and residential use, the development is not expected to result in any significant adverse impact on the character of the area.

5. Sustainability

The building will incorporate energy-efficient measures where practical, including:

- High levels of insulation
- Energy-efficient glazing
- Low-energy lighting
- Efficient heating systems

These measures will contribute to reduced energy consumption and occupant comfort.

6. Conclusion

The proposed 6m x 7m single-storey building has been specifically designed to provide accessible accommodation for disabled parents. The scheme delivers a high-quality living environment that promotes independence, safety, and dignity while remaining proportionate in scale and sympathetic to its surroundings.

The proposal represents a sustainable and compassionate solution to meeting the occupants' housing needs and respectfully seeks planning approval.