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1459-22



Design and Access Statement



Forge House, 60 Higher Street, Cullompton, EX15 1AJ

W . H . ARCHITECTS LTD

Bookbinder House,
1 Kingsdown Parade,
Bristol, BS65UD

0117 973 5690
www.wharchitects.co.uk

Introduction

This Design and Access Statement has been written to accompany a planning application to 'provide an extension to house lift shaft' at Forge House. This statement should be read in conjunction with the drawings.

Forge House sits within the Cullompton Conservation Area. It is said to be a 'key negative area', due to the frontage being 'dominated by parking'.

The proposal will be mostly unviewable from Higher Street, except in the winter months when the trees will reveal a small amount of the extension behind the large trees which afront the road.



Site of proposed extension (not viewable from this view)

Forge house as viewed from Higher Street.



Site of proposed extension (not viewable from this view)



Site of proposed extension (viewable in part during the winter months)

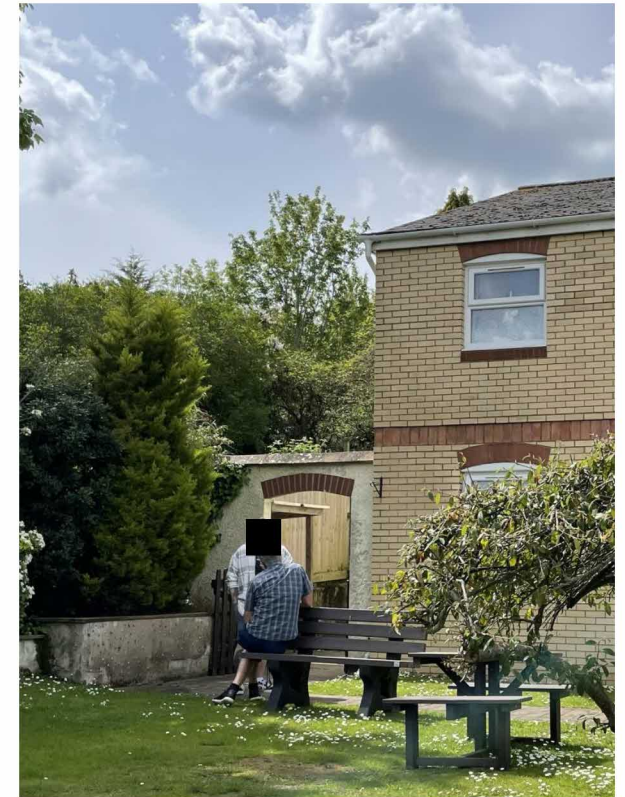
Photographs



South Elevation and access into the corridor which accesses the staircase.



Site of proposed extension. Relocation of timber garden steps and storage required.



East Elevation showing access point to new extension.

Proposals

Forge House is a care home that provides full time residential care for around 11 people with differing needs and disabilities.

The primary goal of this proposal is to allow wheelchair users to access the first floor via a new platform lift. Currently the first floor is inaccessible to wheelchair users.

We have assessed the possible locations for this lift, and the most suitable is the South elevation. This position allows wheelchair users to join the main circulation corridor and does not disrupt the accommodation internally.

We have addressed the East Elevation on Higher Street and selected to put the lift at the rear of the building so that a window can provide a link with the street and the window provides a more interesting elevation.

Internally, this layout allows the disabled user to enter through the same external door and use the same corridor on the first floor without the need to reorder internally.



Conclusion

The lift will make a valuable addition to Forge House residential home, allowing disabled users to access the first floor.

Internal works that disturb the daily life inside Forge house are not considered to be ideal due to the needs of the residents. The design to put the platform lift outside means that the works can go on without disturbing residents.

We conclude that the extension to house a lift shaft will not create a negative visual impact on the conservation area, as it is barely visible and will be inkeeping with the current scale and material palette.

