

Design & Access Statement

Mayfair Court New Lift Shaft

This application for the residents of Mayfair Court is to improve accessibility around the building. Proposed lift shaft to be installed in hidden recess to rear of building behind existing stair enclosure. Proposed lift will be Part M compliant.

The Site:

Mayfair Court is an existing apartment building located on Milton Road, Cambridge. The existing building has 6no 2 bed apartments over three floors with consent for two additional floors containing 6no apartments under permitted development (ref: 22/04570/PRIOR), creating a five storey residential building.

The site is to the northern edge of the Mitchams Corner Development Framework area. The proposed lift shaft is to the rear of the property and will not be visible from the public realm. The site is not in a conservation area.

Planning History:

Permitted Development – two storey extension to existing building, approved 22/04570/PRIOR.

New Build on Car Park – independent three storey apartment building to south of main building on existing car park. 23/02431/FUL.

Proposal:

Proposal to add passenger lift to existing building to improve accessibility for residents and visitors. Proposal includes provision for lift to serve all five floors if Permitted Development consent (ref: 22/04570/PRIOR) is constructed.

New lift shaft is located in recess area behind existing stair core and is not visible from neighbouring properties to the east and offers no additional mass that impacts neighbours outlook.

Whilst the new shaft will block existing kitchen windows of three apartments, these are open plan spaces* with dual aspect daylighting and view to the east and the west so impact on internal environment is minimal, the revised kitchen layouts will improve functionality and amenity for occupants.

**Note at time of application two apartments have been converted to open plan living space, the third is due for opening up as part of the proposed works.*



Photograph of location for new lift behind existing stair enclosure

The proposal is to install a high-quality platform lift with a full lift car but that requires limited lift pit or overrun to ensure the overall height of the proposed shaft is within the existing parapet levels and not adding to the skyline of the development.

The proposed lift will be Part M compliant and provide access to everyone to all levels.

The north elevation of the new lift shaft will be clad in red brick to match existing building and upper levels to match grey metal cladding on additional floors approved under ref: 22/04570/PRIOR. Materials selected to match existing building and its approved roof extension.