

51 Christchurch Road, Reading

Garage & House extension link, with
disabled owner and carer accommodation

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U S E R & D E S I G N S T A T E M E N T

This application has been made to enhance the disabled occupants ground floor living accommodation and creating close-quarters carers sleeping and lounge facilities.

Enhanced Disabled and Carer Accommodation

This additional accommodation has been achieved through the extension, linking and conversion of the existing garage block that was previously consented under 180819. This application proposes a larger link and a small gable end extension to the garage.

The linking part now provides a larger ground floor bedroom, with generous shower facilities that allows for wheelchair access and space for a carer to assist with showering, which is currently not possible.

This application proposes a shower seat and hoist which will be necessary as occupant's mobility decreases. The current arrangement is that the occupant and carer are only able to use the shower room adjacent to the hallway. The occupant has to stand in the hallway in order to be dried off, due to existing spatial constraints. Clearly, to have an elderly person standing wet and naked in the hallway is a far from ideal situation.

Also, with the additional space, specialised exercise equipment and disability aids can now be in the disabled bedroom, rather than being dotted around the house.

Design

The main design change from consented scheme 180819 is the larger GF link and small first floor gable extension.

Through extending the link and bedroom, it avoids the garage roof extension shading the windows as much, as the outlook is brought further forward and faces South.

The extension and link fill a small gap between two existing structures, so the visual and physical impact on the context and neighbours is minimal.

The pair of french doors allows improved access (and a short travel distance) for the occupant to reach vehicles in the front garden without going all through the house and it's various obstacles. There will also be a level threshold and paved patio area for safety.

The gable end extension provides space for a small en-suite shower room. This is more convenient for the bedroom user than the alternative solution of a ground floor shower room. It also removes the requirement for any underground drainage works, thereby removing the possibility of any future damage within the RPA of the nearby Bhutan Pine tree, protected by a TPO.

END