



Full Plans Planning Application Design and Access Statement

Site address: Sheltered Housing,
Weirside Court,
Orts Road,
Reading
RG1 3JZ.

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Contact details

Applicants name		Agents name	
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1. Assessment of site's immediate and wider context

Weirside Court is a Council owned Sheltered Housing premises providing residential accommodation for elderly persons in 32 self-contained flats. The building is situated in an inner-city area of Reading off Orts Road to the east of Reading Town Centre. The residents are from different ethnic backgrounds, reflecting the diversity of the Borough.

The building has had a number of minor refurbishments carried out over the years including the recent replacement of the windows and the installation of solar panels on the pitched roof.

Weirside Court was built in the mid-1980 and has a gross floor area of approximately 2920m². The construction consists of traditional fair face brickwork to elevations, with double glazed UPVC framed windows and timber doors. There are 32 flats and a guest room spread over four floors, which are served by an internal passenger lift. In addition to the flats there are a number of communal facilities including lounge, kitchen, toilets and laundry. There is also a boiler room in the basement and a lift motor room on the roof.

The building is set in grounds with communal gardens and a small car park off Orts Road to the south site entrance. The site has a total area of 0.1875Ha.

2. Detail measures taken in respect of Community Involvement and Consultation

The proposal represents a fairly modest addition at one of the inner corners of the building; from the public realm (Orts Road) the proposal is not dominate or out of context with the existing building or surrounding area, for this reason community involvement and consultation has been left as part of planning consent process.

3. Evaluation of information obtained from steps 1 and 2 above

The existing passenger lift has come to the end of its useful life and is becoming increasingly unreliable and has to be taken out of service for repairs; it will therefore require replacement with a new lift in the very near future.

The installation of a new lift will take approximately 3 months and it will be impractical for the elderly residents or visitors to use the stairs for this length of time, a number of residents are reliant on the lift due to mobility issue and disability. It has therefore been proposed that as part of the overall project, an external platform lift is installed, prior to the main lift replacement. This would be a cost effective and permanent solution, which would give residents an alternative means of accessing all the floors without resorting to using the stairs when the main lift is out of action for routine maintenance and repair.

The additional lift will be of huge benefit to residents and staff especially at times when one lift is out of use; in terms of amenity of future occupiers, the additional lift is likely to improve the quality of accommodation for current and future occupiers.

The most convenient and effective location for the proposed external lift would be to install it off the lower ground floor, south-west internal corner with deep corridor within and the repeating deep corridor on the floors immediately above. This location also happens to have the lower ground floor set in a hollow and is partly obscured by stairs and refuse chute in front of Orts Road and will therefore not impinge on the overall appearance of the building.

4. Design

The new Platform Lift will increase the total gross floor area of the building by 4m² with overall dimensions of 2.05m deep and 1.92m wide. The proposed Platform Lift will not be obtrusive in terms of bulk and dominance, particularly when considered against the existing building and its proposed location situated to an inside corner on the elevation facing Orts Road.

Glazed platform lift to be supported on low red brick plinth and brown brick cill to match existing facing and feature brickwork; surrounding a lift pit not exceeding 200mm depth, clear and opaque glass to front and side walls, white powder coated aluminium cladding to

supporting steel frame and capped with flat roof with guttering and fascia to match existing.

Sound level for typical platform lift installation ranges from 55 dB (A) to 70 dB (A), depending on lift plant location and whether the location affords wall construction separation as sound absorbing barrier between lift plant and receptor (such as internal living accommodation or external neighbouring properties) we would contain the lift plant within sound absorbing housing.

Although the platform lift is considered to be in zone 1 compatible level, some measures of flood resilient construction will still be considered:

- Under floor services shall be in a non-corroding material or within non-corrodible waterproof ducts.
- Provide engineering brick and 1:3 cement: sand mortar for outer leaf to DPC Level.
- Use in-situ concrete ground bearing slab and walls minimum 150mm thick to lift pit construction.
- Locate lift hydraulic / traction plant above 37.40m AOD.

4(a) Amount

Glazed platform lift serving all floor supported on brick plinth, overall dimensions of 2.05m deep and 1.92m wide.

4(b) Layout

New platform lift located to south-west internal corner with deep internal corridor, layout repeated on all floors served by the lift. Existing window opening modified to form new lift access at each floor level.

4(c) Scale

Provision of new platform lift is of insignificant scale in relation to existing building.

4(d) Landscaping

Low brick garden wall and partial soil bank to be modified to accommodate new lift. Existing foul water drainage access to be relocated away from footprint of new lift.

4(e) Appearance

Brick plinth supporting new lift with facing and feature bricks to match existing, clear and opaque glazing to front and side walls; capped with flat roof, with gutters and fascia to match existing.

4(f) Use

Provision of new platform lift to improve the quality of accommodation to current and future residents of sheltered housing accommodation.

5. Accessibility

The proposed Lift will provide full disabled access to the four floors of the building that residents live on and use and will comply with the requirements of the DDA, Approved Document M of the Building Regulations and BS 8300:2009 Code of Practice covering the design of buildings and their approaches to meet the needs of disabled people.

The following publications and documents were consulted in the writing of this Statement and used as guidance in the design of the scheme:

- ✓ Disability Rights Commission Publications
- ✓ Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005
- ✓ Building Regulations; Approved Document M, Access to and use of buildings
- ✓ BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled People People- A Code of Practice
- ✓ RBC Disability Policy