

**PROPOSED EXTENSION & ALTERATIONS  
TO  
WINDERMERE SUITES  
NEW ROAD  
WINDERMERE  
LA23 2LA**

**ACCESS STATEMENT**

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## **2.0 PLANNING STATEMENT**

- 2.1 A copy of the Design & Access Statement which was submitted as part of the Planning Application is provided in Appendix B.

### **3.0 BUILDING REGULATION STATEMENT**

- 3.1 The Access Statement has been submitted to aid the Local Authority Building Control Department to assess the provision made to ensure the building is accessible and usable for disabled people, and to comply with the Approved Document, Part M.
  
- 3.3 Specific access issues are set out in Appendix A and form part of the Access Statement, which will be added to during the life of the building.

#### **4.0 MAINTENANCE PRACTICES**

- 4.1 Maintenance of the building and facilities for disabled people will be undertaken and be the responsibility of the business owners of The Windermere Suites.
- 4.2 A Management and Maintenance Policy, together with a detailed Maintenance Schedule will be added to the Access Statement to provide a document which will ensure continuity and an approach to disabled provisions for the life of the building.
- 4.3 The Maintenance Schedule will become an essential document when the building is audited for both access and policy issues.

## **5.0 AUDIT STATEMENT**

- 5.1 As part of the ongoing process of this document an audit will be performed to assess access, maintenance of access provisions and management policy. Exact details of the Audit Plan will be developed after the commencement of the project.
  
- 5.2 Details of decisions made during the life of the building will be recorded as part of the Audit Plan.

## SPECIFIC ACCESS ISSUES

	ISSUE	RELEVANT LEGISLATION	STAGE CONSIDERED	CLIENT MANAGEMENT CONSIDERATIONS
<b>1.0</b>	<b><u>Access to the Building</u></b>			
1.1	A disabled persons size car parking space is situated to the rear of the main building. A drop off area is provided adjacent to the Main Entrance.	Planning Legislation. App. Doc. M	Planning.	To ensure disabled space and drop off areas are maintained. To develop a management strategy.
1.2	A level approach will be available from the parking bays to the Main Entrance area and around the perimeter of the building. A management plan is to be developed to ensure that wheelchair users can gain access to the building.	Approved Document Part M.	Planning.	
1.3	Surfaces of all approach routes to be tarmac and will be level, not ramped. Joints between finishes to be no greater than 5mm and in accordance with Part M of the Approved Document.	Approved document Part M.	Building Control.	To maintain and assess signage. To maintain external lighting. To maintain access routes free from obstruction.
1.4	Stepped Access is unavoidable due to the levels constraints of the existing site, and Planning considerations. However, specifically designed Suites, with direct access from the rear car park area, have been provided with Ambulant Disabled Persons stepped approach.	Approved document Part M.	Planning.	
1.5	Route to the Principal Entrance is to be well lit and clearly identified with signage in accordance with the recommendations of the Sign Design Guide. Rear car park area and access to rear suites to be well lit.			To maintain and assess signage. To maintain external lighting. To maintain access routes free from obstruction.
1.6	Widths of access routes around the building will generally be maintained as wide as possible, considering the constraints of the existing building.	Approved Document Part M.	Building Control.	
1.7	Hazards across access routes will be avoided as a priority. Windows restricted at any point where they may impede access routes.	Approved Document Part M.	Planning	To review should any additional openings be added in the future.
1.8	Public transport as existing.	Planning legislation.	Planning.	

	ISSUE	RELEVANT LEGISLATION	STAGE CONSIDERED	CLIENT MANAGEMENT CONSIDERATIONS
<b>2.0</b>	<b><u>Access into the Building</u></b>			
2.1	The principle accessible entrance provides access to the whole of the building apart from the rear two Ground Level Suites. Level access is restricted by the presence of existing steps. However, it is provided with: - <ol style="list-style-type: none"> <li>1. A canopy for weather protection.</li> <li>2. Appropriate signage.</li> <li>3. Wide doors to meet Approved Document Part M.</li> <li>4. Visually contrasting materials as far as possible.</li> <li>5. Appropriate lighting.</li> <li>6. Glazing on entrance doors to have manifestation.</li> </ol>	Approved Document Part M.  Sign Design Guide	Building Control Detail Design	To maintain all aspects in good order.
2.2	The rear two Ground Level Suites provide access direct from the rear car park. They are accessed via Ambulant friendly steps. Level access was not possible due to the existing ground levels in relation to the required internal floor level, which were set to give level access within the building.	Approved Document Part M.	Building Control Detail Design	
<b>3.0</b>	<b><u>Circulation within the Building</u></b>			
3.1	Internal doors throughout the building are: -  <ol style="list-style-type: none"> <li>1. All manually operated.</li> <li>2. Have self closing devices (where required in accordance with Approved Document B) with an opening force not greater than 20N.</li> <li>3. Have widths, door furniture and vision panels in accordance with Approved Document M to the satisfaction of the Local Authority Building Inspector.</li> </ol>	Approved Document Part M. D.D.A  Approved Document Part M.	Building Control Detail Design.  Building Control Detail Design.	

	<b>ISSUE</b>	<b>RELEVANT LEGISLATION</b>	<b>STAGE CONSIDERED</b>	<b>CLIENT MANAGEMENT CONSIDERATIONS</b>
3.2	<p>All corridors have: -</p> <ol style="list-style-type: none"> <li>1. An unobstructed width of not less than 1200mm clear in all locations except for locally to the rear two upper floor suites. (Wheelchair access cannot be gained to these two suites). Longer corridor areas are 1800mm wide.</li> <li>2. Level floor finish without misleading patterns to finishes.</li> <li>3. Corridor outside Unisex Disabled WC facility is over 1800mm wide.</li> </ol>	Approved Document Part M.	Building Control Design Detail.	To maintain unobstructed corridors at all times.
3.3	<p>Access to the existing/extended first floor areas have not been provided with a lift installation due to the following:</p> <ol style="list-style-type: none"> <li>a) Due to the historic nature of the building, and the configuration of the existing and new Structures, the provision of a lift is difficult to achieve without losing important accommodation space.</li> <li>b) A lift is not required under the Building Regulations.</li> <li>d) There is no need for any customer to access the First Floor areas to be accommodated in non-inferior rooms.</li> <li>e) The welfare facilities (Lounge and Disabled WC) are located at Ground Floor level.</li> <li>f) Facilities are available at Ground Level for all visitor related activities, and there is no need to access the first floor for any reason.</li> <li>g) The Windermere Suites management will ensure that Management provisions are in place to ensure Ground Floor level access can be provided.</li> </ol>	Approved Document Part M.	Building Control Design Detail.	Management strategy to be provided and monitored on an ongoing basis.

	ISSUE	RELEVANT LEGISLATION	STAGE CONSIDERED	CLIENT MANAGEMENT CONSIDERATIONS
<b>4.0</b>	<b><u>Facilities within the Building</u></b>			
4.1	The needs of disabled people have been integrated into the building wherever possible and are listed below: -			
	1. The Disabled Person's WC facility at ground floor level to the satisfaction of the Building Inspector.	Approved Document Part M.	Building Control Detail Design.	To maintain all aspects in good order.
	2. New switches, outlets, controls etc to comply with Approved Document Part M.	Approved Document Part M.	Building Control Detail Design.	
	3. Signage and aids to communication to comply with Approved Document Part M.	Approved Document Part M. Sign Design Guide.	Building Control Detail Design.	
	4. Fixed furniture heights to be suited to wheelchair user, exact locations and details to be confirmed.	D.D.A	Detail Design.	
	5. New decoration to address requirements for contrasting colours and anti-glare to aid partially sighted as far as possible. Slip resistant flooring materials to be used.			
	6. An emergency alarm system to be provided to the Disabled WC as required to the satisfaction of the Building Inspector.	D.D.A Approved Document Part M.	Detail Design	To maintain alarm.

**APPENDIX B**

**THE WINDERMERE SUITES  
NEW ROAD  
WINDERMERE  
LA23 2LA**

**DESIGN & ACCESS STATEMENT SUBMITTED AS PART OF THE  
FULL PLANNING APPLICATION – NOVEMBER 2007.**

**SUBMITTED BY CASSIDY & ASHTON ARCHITECTS, 7 EAST  
CLIFF, PRESTON, PR1 3JE.**

**APPLICATION.WINDERMERE: MOUNT VIEW, NEW ROAD  
PROPOSED REFURBISHMENT AND EXTENSION OF EXISTING GUEST HOUSE, AND  
ASSOCIATED CAR PARKING AND EXTERNAL WORKS. DEMOLITION OF SINGLE  
STOREY PORTION AT REAR OF EXISTING PROPERTY.**

**DESIGN & ACCESS STATEMENT.**

**DESIGN STATEMENT**

**1.0 INTRODUCTION**

- 1.1 This Statement has been prepared on behalf of Mr & Mrs C. Monk. It demonstrates that the proposed development of the Mount View Guest House addresses and considers the Lake District National Park Authority Local Plan and relevant Interim Policy Statements.
- 1.2 The proposals are for the extension and refurbishment of an existing Guest House. The existing accommodation provides for 6 letting rooms along with associated residents communal areas and owners living area. While the proposals will provide a relatively large extension to the property, onto the existing rear parking and garden area, the development will result in only 2 additional guest bedrooms. The emphasis is therefore to provide spacious accommodation for visitors through the provision of suites as opposed to rooms, resulting in a more luxurious tourist experience.

**2.0 SITE DESCRIPTION**

- 2.1 The site is situated on New Road, the main pedestrian and vehicular access route between Windermere and Bowness, which is one of the busiest tourist routes in the Lake District National Park. It is a road frontage that is characterised by Tourist and Commercial related uses. To the rear of the site is the area of industrial related units off Chestnut Road, while the property to the north, (Yewgarth), is an opticians. A variety of Bed & Breakfast and Hotel facilities are located in the vicinity
- 2.2 The site is located within the development boundary of one of the Larger Settlements as outlined within the Lake District National Park Local Plan and referred to in Policy T1.
- 2.3 The site has existing vehicular and pedestrian access points off the main New Road. There are also existing parking spaces, which were have been used for staff members, at the rear of the property, accessed from Chestnut Road.

**3.0 PROPOSED DEVELOPMENT**

**3.1 General**

The proposals provide for the demolition of a small single storey "leg" at the rear of the existing guest house, the refurbishment of the existing property, and the erection of an extension to the rear.

In addition, there will be the widening of the existing vehicular and pedestrian access points off the main road, and the enlargement of the parking area immediately fronting the property. This will allow not only easier access for vehicles accessing and egressing the site, but will ensure an improved manoeuvring area for vehicles to

park. At the rear of the proposed extension, a new car parking area is to be formed within the existing lower level lawn area.

At present there is living accommodation for one staff member on site. It is proposed to convert the existing semi submerged basement level to provide accommodation for two live in staff members.

### 3.2 Character and Identity

The development responds to the existing character and identity through the following design considerations:-

- a) Scale: The new footprint has been designed to ensure that the proposed development does not have a negative visual impact upon passers by along New Road. By extending almost completely at the rear of the property, any visual effect upon the main pedestrian and vehicular road has been minimised in order to preserve the appearance and character of the area.

In order to remain subservient to the existing building, the proposed extension height has been designed so that the ridge line is slightly lower than the existing, as are the eaves.

- b) Appearance: The proposed building retains the façade character of the existing, through the use of stone quoins and cill and heads to openings, a roughcast render wall finish, and a slate roof. Throughout the design development, the concept has always been to retain the traditional character of the existing but in a format that is subservient to the existing.

The North and South elevations have been designed to have minimal openings in order to prevent overlooking of the adjacent properties. Of the five openings that are present at the upper floor level on these two elevations, 2 have obscure glass, while the remaining windows are into bedroom facilities as opposed to sitting areas.

- c) Layout: As referred to above, the extensions have been designed to minimise the impact upon the main New Road thoroughfare. The provision of further rooms at the rear of the guest house also allows for private and quieter accommodation to be provided.

In general the layout of the existing urban form behind the uniform line of facades facing onto New Road is relatively organic and dense in character. The extension is designed to continue this urban form through:

- i. Extending to the rear of the existing property to an extent that has been given precedent by the Howbeck Guest House to the north and the Windermere Social Club to the south. The rear of the proposed extension would be only slightly further out than the rear line of these buildings. This is further offset by the fact that Mount View has a longer garden area to its rear than any of the other neighbouring properties along New Road.
- ii. Allowing the retention of sufficient landscaping and parking area at the rear of the extension to ensure that the proportions of this external area are at least equal to the areas retained at the rear of the

neighbouring properties. (The rear garden/ parking area retained would be between 19.5 and 25m in length).

- d) Landscaping: As mentioned above, the desire is to maintain a length of garden and parking area which will reflect the existing urban grain. The plot is very long and even with the extension, sufficient open landscaped/parking area can be kept that will retain the existing character.

An existing Birch tree will need to be removed to allow for the proposed parking area, but besides this the intention is to retain perimeter hedges and shrubs as far as possible. The existing high hedges to the South, North and Eastern rear boundaries in particular will remain untouched in order to retain privacy.

### 3.3 Access

- a) As mentioned previously, the existing pedestrian and vehicular access points off New Road are to be improved through the removal of a portion of boundary wall and the associated gates. This will allow for easier access and egress into the site. Also, the extension of the car parking area at the front of the Guest House will allow for easier manoeuvring & turning of vehicles.
- b) In addition to the parking areas at the front of the guest house, the existing drive along the side of the property will be utilised to allow parking at the rear, as at present. This has now been purposefully designed to allow a vehicle to be able to wait at either end of the drive without having to block the route for the other emerging vehicle.
- c) The proposed more open vehicular access design will also provide an improved facility for deliveries to the site.
- d) Any increase in the numbers of vehicles visiting the site will be negligible due to the minimal increase in numbers of rooms. (An additional 2 bedrooms).
- e) The staff parking spaces will be at the rear of the site in the existing facility accessed off Chestnut Road.
- f) While there is not an intention to provide a permanently fixed ramp for disabled access into the Guest House, the following provisions have been incorporated into the scheme:
- A. The Guest House owners will develop a management plan for allowing full access for disabled persons into the building. This will be developed through the preparation of an access statement for Building Regulations submission.
  - B. It is intended that removable ramps will form part of this management plan for providing access into the Ground Floor Level.
  - C. The Ground Floor Apartments will be designed to be suitable for Disabled Persons usage in accordance with the Building Regulations.
  - D. A Disabled Persons WC is to be provided within the Ground Floor Level of the extension.