Design & Access & Heritage Statement

5 Ramsey Road, St. Ives, PE27 5RF

Introduction

This document has been compiled to support the planning application for the proposed front access ramps and driveway alteration to the property known as 5 Ramsey Road to accommodate a disabled client to allow him to live independently within the local community following sustaining life changing circumstances.

The property is a detached three-bedroom bungalow that is of masonry and render construction. The property is set back from the main road with a driveway and parking area to the front. There is a sunken lawn to the front of the property and the front boundary is lined with hedges.

The property is located within the St Ives conservation area.

The property was reviewed by a specialist Housing Accommodation Expert prior to purchase to confirm its suitability for adaptation to suit the applicants housing requirements.

Design

The proposed works consist of:

- New front access ramps to driveway to provide level access into property.
- Extend the existing driveway to provide adequate turning space and allow the applicant to park in close proximity to front access ramps.

The ramp has been designed at a minimum of a 1:15 gradient with 1500mm wide runs and level turning platforms complying with current building regulations. There will be a minimum 150mm upstand installed around the edge of each run to provide a wheel stop. There will also be steps to the front of the ramp to allow ambulant access to the front door.

The ramp retaining walls will be of brickwork construction and the surface finished with block paviours to match the driveway and will overcome a height difference of 360mm.

The ramp will not be fixed to walls of the existing property therefore creating no damage to the front elevation.

Access

The property is located off Ramsey Road. Entrance into the property is via a dropped curb from the main highway. There is no other entrance to the property.

The large driveway is made up of block paving laid in a herringbone detail and brickwork retaining walls to the perimeter and sunken lawn.

The driveway provides off-street parking for a minimum of four vehicles. Entrance into the front door of the property is via four steps overcoming a height of 360mm.

The proposed alteration to the front driveway layout will enable the applicant to park close to the front entrance ramps and limit their time spent uncovered in possible inclement weather between their vehicle and the property. The provision of the front entrance ramp will not impact the number of parking spaces available. An area of existing sunken lawn and the front boundary hedge will be maintained.

Heritage Statement

5 Ramsey Road is located in the St Ives Conservation Area. St Ives is a town within the area of Huntingdonshire District Council located approximately 7km east of Huntingdon.

St Ives has developed over a long period of time and each phase of its development has contributed distinctive elements within the settlement. These elements have become recognisable neighbourhoods with their own characteristics that together create the overall sense of place.

Ramsey Road is a part of St Ives which was developed within a post enclosure landscape that set the framework for the piecemeal development pattern of the 19th and 20th centuries. Unlike the older parts of the town, where the pattern is typically one of continuous frontages with the occasional break for access to the backlands, development on the post enclosure landscape is generally more “porous” with irregular frontages in more compact curtilages with frequent breaks between buildings.

The overriding purpose of the scheme is to provide ramped access into the property and allow the applicant to live independently within the local community under the close support of their family.

Due to the proposed ramp not being fixed to the building the works that have been proposed will have minimal to no impact on the local heritage assets. The front on view of the ramps and extended driveway will be shielded from the public footpath by the existing hedge to the front boundary which is to remain.

Conclusion

The proposed alterations to the property are a common requirement for people who have unfortunately been subject to life changing circumstances to enable them to live independently within the local community. These access arrangements have been carefully designed and considered to ensure they have no detrimental impact on either the existing property, neighbouring properties, or wider street scene.