

**Ridgway House, Elderly Persons Homes**  
**Proposed New External Lift Shaft**

**Planning Application Supporting Statement**

**Address:**

Ridgway House  
1 Swinneyford Road  
Towcester  
Northamptonshire  
NN12 6HD

**Reason for development:**

Ridgway House is a 35 bedded residential care home for people over the age of 65 years. The home is registered to provide care for older people who fall into the following categories; dementia care needs, physical disabilities and the physically frail. Facilities and equipment are provided to enable residents to maintain independence and encourage tasks of daily living, contributing to Northamptonshire County Council's strategic goal of "a healthier, more active and independent life for adults".

The property has two storeys and upper floor access is currently provided via stairs and a passenger lift. The existing lift is ageing, malfunctions on a regular basis with replacement parts being obsolete. Following a recently commissioned audit, replacement has been recommended. This will ensure that the residents of Ridgway House can make full use of the property (a high proportion of bedrooms being on the first floor) and can continue to maintain their independence around the home.

**Existing site / Proposals:**

It is proposed to replace the existing lift with a full passenger lift which will comply with all current legislation and enable residents to independently operate the lift. However as the existing lift shaft is not large enough to cope with the new appliance, a new lift shaft will need to be erected on the external face of the building. Using the current lift shaft is not viable due to its imperial measurements and a bespoke lift to fit is highly cost prohibitive.

It is proposed to construct the new lift shaft in brick, to match the existing, and the finished height will be 700mm above the existing finished building height.

**Design approach:**

The design approach to the project will ensure that the new lift shaft compliments the existing structure as far as is possible, maintaining the visual aspect in the context of its local surroundings.

**Staffing implications:**

There are no staffing implications to the proposed project.

**Pre-application publicity:**

None

**Demolitions:**

No demolitions are required on site prior to development.

**Trees to be felled:**

No trees are required to be felled prior to site development.

**Vehicle access:**

Vehicle access will not be affected by the proposed development.

**Site access during construction period:**

It is proposed that construction traffic utilises the existing access point onto the site from the main road. Once on site however all construction traffic will be diverted into an enclosed contractor's site.

**Car parking:**

Car parking will be unaffected by the proposed development.

**Services implications:**

All necessary mains statutory services exist on the site and will be unaffected.

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**Design & Access Statement**

This statement should be read in conjunction with the associated building plans and elevations depicting detailed elements.

**Design**

- Use – this development makes use of an existing area of land within the confines of the Ridgway site to provide a new lift shaft. The site is located within a residential estate within Towcester.
  
- Amount – the development sees the construction of a new lift shaft of 6.0sq.m. This development sits within a total site of 0.425ha, with existing development taking up 0.207ha. The amount of proposed development will not affect the appearance of the existing site, other than to install a new lift shaft to the rear of the property within the grounds of the existing building.
  
- Layout – the layout of the site is existing and therefore has been somewhat predetermined, however the location of the proposed new lift shaft has been identified so as to limit the impact upon the operation of the home. The new proposed lift shaft will be built directly behind the existing shaft, thereby allowing existing access routes to the lift to be maintained. The existing lift shaft will be “broken through” to allow a longer access corridor to the new lift. This means that the Elderly Persons Home does not lose any additional space in providing a new lift and can retain the existing number of bedrooms and level of service currently provided. Externally the new lift shaft will be located in the rear grounds of the property, an area which is not actively used by residents.
  
- Scale - The design for the lift shaft compliments the design of the existing building.
  
- Landscape – The addition of a lift shaft will not adversely affect any landscaping within the site.
  
- Appearance - The materials and appearance of the new lift shaft will match those of the existing building.

## Access

The property design takes account of:-

- Approach – The proposal reflects the ongoing requirements of the Elderly Persons Home and their residents in order to maintain independence.
- Parking – Parking for the home is not affected by the proposal.
- Entrances – entrances to the home are not affected by this development.
- Horizontal and Vertical circulation – this proposal enables the effective horizontal and vertical circulation around the building to continue.
- Access to all services – The installation of this new lift shaft will ensure that all facilities can continue to be accessed by all residents.
- Emergency Egress/Alarm Systems and Evacuation Planning – the existing emergency egress/evacuation planning procedures will not be affected by this development. Evacuation planning will be recorded and regularly tested.

G. Ellson  
Buildings & Capital Development  
Community Services/CYP Services for Children

6<sup>th</sup> June 2007