

STONEHOUSE & CO

ARCHITECTURAL DESIGN

PLANNING / DESIGN AND ACCESS STATEMENT

Construction Of Annexe

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DESIGN AND ACCESS STATEMENT

A. Use

The proposal is to demolish the existing garage and construct a new annexe building.

The current owners have specific circumstances that require the annexe building;

- The applicants have a daughter aged 17, who has Downs syndrome. She is awarded the higher rate PIP. She also qualifies for and has a blue badge.
- The main family home (102) is currently not suited to the needs of the family and the dependant daughter. It is a small 3 bedroom house, and at present they have four children who live in the family home.
- In addition the current bedroom 3 on the first floor measures only 3.9 sqm (2m x 1.97m).
- The main house bathroom is small (approx 5ft x 5ft). This raises issues as there is not enough room for their daughter to get changed with carer assistance which is required.
- The construction of the annexe would provide opportunity to start to give their disabled daughter adequate space (walk in bathroom / shower), larger bedroom as well as space to start to have some independence whilst still having access to the main family home and close access of her parents.

B. Amount

The proposal is for a small two storey annexe (25.8m² ground floor / 25.8m² first floor).

C. Layout

The layout is largely unaltered from existing with the annexe sited on the area of the garage.

In this instance the scale is appropriate as the annexe is sited immediately next to a large area of POS, as such it does not create a impact on adjacent neighbours, and as this is the end house is appropriate in the street scene.



D. Scale

The building is replacing existing buildings (garage) and largely follows the existing footprint. As such the changes to scale are;

- increase in height from single to two storey
- overall increase in volume in footprint

As noted the location of the annexe in relation to end of run of houses mean this impact is limited.

E. Landscaping

There is no new landscaping proposed.

F. Appearance

The proposal is use sympathetic materials (red brick / concrete roof tiles) to blend with the existing housing. The architectural style is modern and simple to match the buildings in the area.

Existing



Proposed



G. Access

Access / egress would be as existing.

To aid the users of the annexe it will be Part M compliant with full level access. Internally on the ground floor internal doors are widened to 775mm clear openings with open plan ground floor to allow good access for the end user.

Parking to the main house remains as existing as the garage is not currently used for parking.

H. Sustainability

The proposed annexe will have the following sustainable features as part of the conversion;

- All walls, floors, roofs will be fully insulated to Part L building regulation standards for the reduction in energy use of the dwelling
- Water fittings will be used to ensure the water usage within the house is limited to 125Ltr/ person / day
- Where possible materials used in the construction will be specified with due regard to the BRE green guide, utilising A-C rating.
- The design has given due regard to daylighting in location and type of windows to benefit from natural heating and also reduce the use of electric lighting.