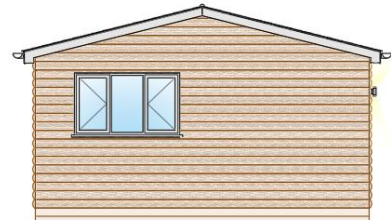
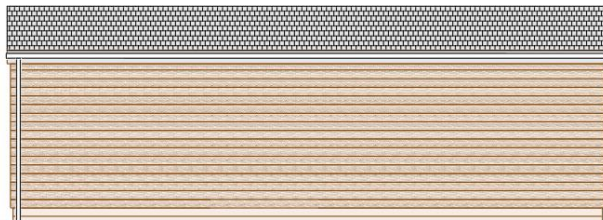

DESIGN & ACCESS STATEMENT



**PROPOSED ANNEXE AT 66 SPALDING ROAD
HOLBEACH, SPALDING, Lincs, PE12 7HH**

For Mr & Mrs Wilson



ARCHITECTURAL ANALYSIS AND PHILOSOPHY

LOCATION

The proposed site is located on Spalding Road in the outskirts of Holbeach. The site is within a residential area of Holbeach with Spalding Road being the main road through the town centre and heading out towards Spalding.

The post code for the site is PE12 7HH.

SITE DESCRIPTION

General:-

The current property is a traditional brick built semi-detached house with a substantial garden which extends out approximately 50m from the rear of the house. There is a main gravelled driveway to the side of the property which provides access to the rear of the dwelling and a further gravelled area providing parking for up to 3 or 4 vehicles. To the front of the property there is also another gravelled area for space for up to 2 vehicles behind a well-developed hedge adjacent to Spalding Road. The large garden area is mainly grassed with a patio area and various mature trees along the boundaries.

Boundaries:-

The site is bounded by a 6ft high timber fence to the west, north and eastern boundaries with the western boundary also having a mature hedgerow, owned by the neighbour, currently to a height of approx. 10ft to the rear of the garden. The eastern boundary also has a variety of mature trees dotted along the boundary line. To the front of the property there is a low level timber fence on the eastern boundary with a hedge approximately 6ft high to the western and southern boundary adjacent to Spalding Road.

DESIGN & ACCESS STATEMENT



To address the areas specifically required for a “Design Statement”

USE

The proposed residential annexe will offer additional accommodation in the form of an open plan kitchen/dining area, 1no. bedroom and 1no bathroom. The proposed residential annexe will be used by an elderly family member only.

NEED

The applicant feels that the proposed residential annexe is required within the existing premises to assist in the care of the elderly family member. With the proposal being only 8.5m away from the existing dwelling it offers both access for the required care needed but also giving some form of independence to the family member occupying the annexe.

AMOUNT

The annexe footprint is to be located to the north of the existing property within the rear garden area. The current area is occupied by an existing patio, but space has been allocated on the proposed plans for relocation of the patio area. The proposed footprint is approximately 57m² (10m long x 5.70m wide). The height of the proposed annexe building is set by the recommended floor level from the Flood Risk Assessment stating a recommended 400mm above ground floor level. This gives a proposed height of 2.88m to eaves and 3.625m to the apex. Overall, the applicant considers the size of the building provides the adequate space required.

LAYOUT

The applicant believes that the layout and positioning of the proposed annexe building is logical in terms of its relationship with the existing dwelling and its general residential use. The annexe positioning still allows for the majority of the garden to remain as existing offering plenty of playing area for children.

SCALE

The dimensions of the proposed annexe building have been closely followed by a similar example from a European company called ‘Quick Gardens’ who offer a variety of Granny Annexe buildings. These buildings are perfect solutions for homeowners who want to build fully functional residential space in their premises, for family members to comfortably live in. The size of this particular annexe building has been selected by the applicant as it is a charming one-bedroom granny annexe which provides adequate space to comfortably reside in whilst not taking up too much of the garden area.

DESIGN & ACCESS STATEMENT



APPEARANCE & MATERIALS

The proposed annexe building will comprise a timber 'log' cladding system in a natural finish. The roof will be grey slate roof tiles and the annex building will have Anthracite grey uPVC windows and doors to match an existing shed currently to the rear of the garden.

LANDSCAPING

Changes to the landscaping on the proposed site area consist of; a small part of existing grassed area to be gravelled directly in front of the main entrance to the annexe building creating a new courtyard area, a section of existing gravelled parking area to be laid with a resin bound permeable finish and the erection of a small 4ft timber fence between the existing dwelling and annexe building separating the parking area from the new courtyard. Parking will be available to the front of the property.

CONCLUSION

The applicant firmly believes that from an architectural perspective the annexe buildings design achieves the requirements of the additional space needed whilst offering a charming and aesthetically pleasing option for a separate outbuilding. It is not anticipated to cause any issues in terms of over-bearing or over-shadowing with an eave's height of only 2.88m.

To address the areas specifically required for "Access"

ACCESS STATEMENT

In general, access to the property for vehicles remains as existing with a single entrance driveway leading up to and down the side of the existing property. A gravelled area to the front of the property which is rarely used will be the main parking area for up to two vehicles with any additional vehicles being able to park along the side of the property up to the proposed annexe building. This still allows for at least 5 vehicles of which the current property will only need space for three vehicles which also offers enough space for visitors for parking off the road. Pedestrian access to the property can be as existing to the front/side door. The main property rear door access will now be available via a side gate along the new timber fence line adjacent to the property's rear door. Access to the proposed annexe will then be through the new courtyard area to the side of the structure where the main access door will be. Access into the lounge area will also be available via a set of Bi-fold doors. Steps and ramps up to the raised floor level, as per the recommended Floor Risk Assessment levels, will be provided.