DESIGN & ACCESS STATEMENT

Client: Mr & Mrs Udensi

Project: Proposed annexe at Middle Marsh Farmhouse, Middle Marsh Road, Holbeach St Marks

Ref: 112002

Document Ref: DAS01 (P1)

Date: 26.11.21

INTRODUCTION

This application is for an annexe within the grounds of Middle Marsh Farmhouse. The proposed annexe will replace the remnants of the former outbuilding (the remaining walls of which, will be taken down and the brickwork salvaged for re-use in the proposed annexe).

USE

The proposed use will be a domestic annexe for use in connection with Middle Marsh Farmhouse.

AMOUNT

The proposed annexe will have a GIFA of approximately 159sq.m.

LAYOUT

The building is arranged as an 'L' shape, with living area, bedroom and ancillary spaces in the main part, and a kitchen dining area to the smaller part.

SCALE

The scale will be single storey, however, the height is dictated to some degree by the requirement to provide the finished floor level at 0.5m above the existing ground level (refer to flood risk assessment).

LANDSCAPING

There will be minimal impact on the surrounding landscaped gardens, which comprise mainly of lawn.

APPEARANCE

A traditional appearance is proposed, comprising reclaimed / salvaged facing brickwork and a pantile roof. There will be some areas of wall comprising horizontal boarding. Windows and doors will be painted timber. The materials palette is intended to complement the existing house.

ACCESS

Vehicular access and parking will be unaffected by the proposals. There is ample existing parking provision. Access into the annexe will be on the north east side. Access into and around the building will be in accordance with Building Regulations Part M.

CONCLUSION

The proposals are well considered and complimentary to the main house.