ADDITIONAL STATEMENT

Client: Mr & Mrs Udensi

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

Ref: 112002

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The applicants, Mr & Mrs Udensi, have lived at Middle Marsh farmhouse for some 21 years. They have no intention of moving. As such, when Mr Udensi retires, it is the intention for the couple to take up residence in the [proposed] annexe and for their daughter and her family to live in the main house.

Over the past two decades, Mr & Mrs Udensi have spent their time lovingly restoring and improving Middle Marsh Farmhouse which has culminated in the recently completed upgrade to the main house including improvements to the kitchen, dining and utility/ancillary areas together with repairs and renovation works to some of the adjoining out buildings.

The existing outbuilding is considered to be an eyesore which detracts from the overall appearance of the main house and its garden. By bringing this area back into use will improve the visual character of the site.



Outbuilding seen from the garden (looking north east)



Outbuilding seen from the house (looking south east)

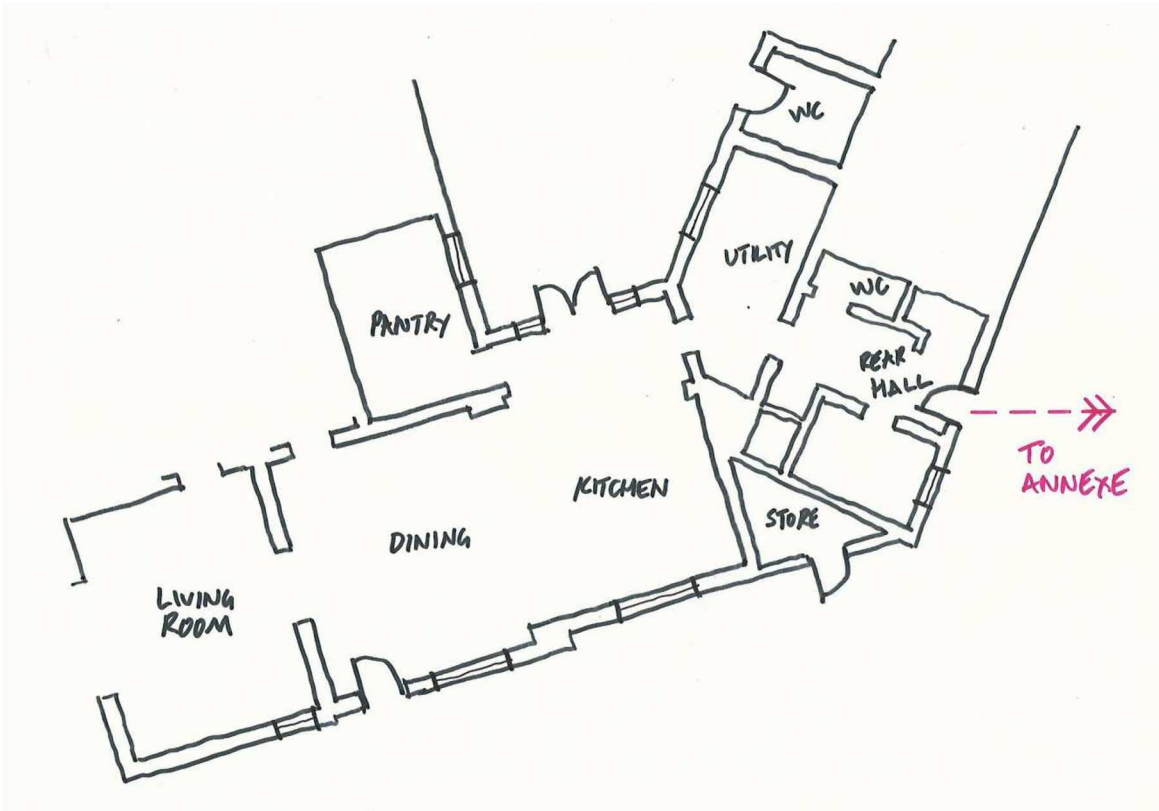
Although the main house has a modest sized courtyard style rear garden, the main garden used for recreational purposes is to the south of the house. This garden has been painstakingly tended to over the years and the space engages with the main social hub of the main house, namely the recently refurbished kitchen / dining area. The garden, in turn, connects with the former outbuilding site for the proposed annexe and as a result brings together these two buildings. Because the grounds are surrounded with mature planting, this relationship can only really be appreciated by being within this garden space. The visual and physical connection between the house and [proposed] annexe is, therefore, much closer than what is perceived from a site plan alone.



Plan showing social heart of garden and interaction with both buildings

There are a number of facilities that will be shared between the main house and the [proposed] annexe. These include:

- Access and parking arrangements
- Out buildings for storage, including cycles and gardening equipment
- Garden (and other outdoor social spaces)
- Kitchen / Dining area of the main house (for family meals)
- Bedrooms of the main house for accommodating guests
- Mains water supply
- Mains electricity supply
- Oil tank (for serving appliances)
- Refuse storage bins (stored in one of the outbuildings)



Ground floor plan showing southern part of the main house. The door from the rear hall would be the direct route to and from the annexe

It can be seen from the partial ground floor plan of the main house that there is a convenient access point to and from the [proposed] annexe via the external door of the rear hall. It is proposed to submit a revised site plan showing a more direct route connecting the house and the annexe. This pathway is intended to be wide enough to accommodate the future possible use of a wheelchair or motorised mobility scooter.



View from outbuilding southernmost point looking towards the house



View from outbuilding looking towards the rear hall door of the house (with shared oil tank to the left)

There is no intention for a separate vehicular access to serve the [proposed] annexe, because the existing driveway has ample space and capacity for several cars.

The land to the north east is owned by the Mary Bass Trust and farmed by Hay Family Farming.

Directly adjacent the site is a concrete hardstanding area used for landing and storing crops.



The adjacent farm buildings with concrete landing area for crops in the foreground (application site to the left)



Looking south towards the application site with outbuilding to the left and concrete landing area in the foreground (straw bales being stored to the left)

The [proposed] annexe turns its back on the adjacent farm and has no windows on the north east elevation, other than high level rooflights. There is no intention for the building to have any physical link with the adjacent land. Furthermore, because the Mary Bass Trust and Hay Family Farming are two separate organistations, this would make the possibility of the Udensi's seeking or obtaining a new accessway close to impossible.

In order to secure a non encroachable boundary between the application site and the neighbouring farm, it is proposed that the partially erected tall timber fence will continue along the north east boundary of the application site (see the following photo on the right showing the proposed fence).



Current dilapidated fence adjacent the outbuilding looking from the neighbouring hardstanding crop landing area.



Looking towards the boundary fence on the right which is proposed to continue along the side of the proposed annexe

The proposed annexe is designed to offer ease of access from the main house, having a door on the north west elevation so that it provides the shortest possible walking distance. The layout is intended to take advantage of the sun path and create a sun-trap to the southern side.

The size of the annexe is such that it 'future proofs' the client's occupancy of the building. It is designed so that should the occupants in the future become wheelchair dependent that there is sufficient space to accommodate such mobility issues.