

L. A. Building Design

Architectural and Surveying Practice

PROPOSED EXTENSION TO DWELLING 41 APELDOORN GARDENS, SPALDING, LINCOLNSHIRE, PE11 1JT



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BACKGROUND AND SETTING

The house lies at the end of the central green on Apeldoorn Gardens in Spalding and is entered from the public highway via a vehicle and pedestrian access. The house itself is accessed by the front ramp and widened front door.

The house is believed to have been constructed sometime around the mid 1970's as a three bedroomed family residence by the local and well renowned developer Allison Homes.

It is a two storey dwelling built of a light buff clay wirecut brick under a concrete interlocking tile roof and has been updated with white PVC-U windows and doors. A pitched roof has been constructed over the original flat roofed garage and conservatory followed by porch and "garage" extension to the front elevation with adaptations for Mr White who is now completely wheelchair bound following a major stroke some years ago whereby he is suffering complete paralysis. The adaptations included forming a Wet Room, Utility and Store from the existing pantry/WC/garage space extending forwards for a porch to allow wheelchair manoeuvring room and widening ground floor doorways to accommodate the large wheelchair with permanent ramps to front and rear.

The site is well established as is the rest of the estate with many houses having large extensions added.

THE NEED FOR THE PROPOSED EXTENSION

Mr White requires 24 hours a day care with carers, ideally "live in" carers. Live in carers are not possible at the moment through lack of accommodation. His body is paralysed to the extent that he has no voluntary limb or muscle movement other than his ability to communicate with eye movements. Mr White's mind however is fully active.

Currently Mr White uses the Lounge as his bedroom. The small front bedroom is fully used to store his equipment and paraphernalia associated with his condition. There is so much that the room is nowhere near large enough and consequently every area possible in the house is used as storage including the Dining Room and Kitchen.

This leaves the family with no Lounge and no real Dining Room as such.

Mr and Mrs White's daughter is also at the point where she is soon to be entering secondary education and needs quiet space for study.

The family as a whole have a desperate need to return to a semblance of a normal life and this extension would help greatly to achieve this aim.

A good deal of time and investment has been put into the adaptations already made but this does not meet all that is required to adequately manage Mr White's condition and circumstances. This impacts severely on the wellbeing and quality of life not only for Mr White but also Mrs White and their daughter.

DESIGN OF PROPOSED EXTENSION

The design uses the existing footprint of the dwelling plus extending forwards over the driveway with two storey accommodation together with using the area within the roof to maximise the available space.

More than adequate space will be available for parking of the wheelchair adapted van and additional vehicles if required.

The existing boundaries, fences and wall are to be maintained as they are now.

The materials intended are a matching buff (yellow) brick with a grey interlocking concrete tile.

It is proposed to build forwards to create a ground floor bedroom with En Suite Wet Room. This will mean that the Lounge and Dining Room can be used again for their original purpose. Also to build over the single storey part to create a much larger storage room for Mr White's necessary equipment and consumable items to deal with his everyday living health and hygiene needs. Additional En Suited bedroom space can also be created for Mrs White and/or "live in" carers. Further space can be utilised in the roof void as Bedroom and Study area for Mr and Mrs White's daughter providing privacy and quiet for her.

The proposal is believed to satisfy the design brief and allows flexibility for storage without detrimentally affecting the amenity of the neighbours by overlooking or overshadowing significantly more than already is the case.

At first floor level there will be no Landing window on the side elevation only a high level "slot" window to the En Suite Shower Room. Windows on the front elevation all overlook the mature tree planted "green" area and the rooflights will be sited at an eyesight level precluding a downward view over immediate rear neighbours.

PHOTOGRAPHS OF THE EXISTING HOUSE

On the following pages are photographs of the house as it is now

View from raised decking area in the rear garden to the back of the house



View from the back of the house over the patio area and raised decking showing the portable ramp up to the upper decking level to access the Garden Room



View along the side of the house towards the side gate showing the gable end of the chalet bungalow development to the rear



View from the rear garden to back of the house showing where the former flat roofed “conservatory” is now pitch roofed and part of the Kitchen



View into the remainder of the “Garage” which is used for storage



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