

Independent Living Annex at  
**20 Kidderminster Road, Bromsgrove, B61 7JS**

for Mrs H. Chidley

**Introduction and Brief.**

20 Kidderminster Road is a 1970's 4 bedroom detached property to the North side of Kidderminster Road opposite Sanders Park. It has been occupied by the Chidley Family for over 40 years and currently is occupied only by Hazel Chidley who is in her 80's.

Although Mrs Chidley is in good health she now finds the upkeep of this property difficult and that increasingly it does not meet her access needs although she very much wishes to remain living independently. She greatly values its location within walking distance of the town centre for shopping and the park opposite for recreation and interest.

Mrs Chidley has approached me to investigate options for her accommodation which would provide her with single floor living and with level access, while freeing up the main house for occupation by one of her daughters providing a rental income to allow her to have help with her care going forward.

**Design Statement.**

Numbers 20 and 22 Kidderminster Road were constructed at the same time on large but narrow plots to the North side of Kidderminster Road set some considerable distance back from the road. Although both houses have later forward extensions number 20 is fully accommodated in the rear half of the plot with a relatively small rear garden and a narrow side access on one side only. For this reason we have rejected the possibility of an annex to the rear of the property considering it to have a disproportionate impact on the adjacent house and long term being unsuitable should wheelchair access be required.

Properties to the west are located on a service road and as such are positioned both in line and perpendicular to numbers 20 and 22 and to the east is the Unionist Club which is a Victorian property much larger in scale and located much closer to the road.

Access to numbers 20 and 22 is by a shared section of block paved drive which then separates along its length to the 2 properties, the front of number 20 currently being gravel. The end of the garden closest to the Kidderminster road was subject to a historic restriction for road widening which we understand to have taken place and now to be discharged. The large front garden is laid to grass with some established planting, mature conifers and two Flowering Cherry trees which are in decline and showing signs of disease. The lawn level is slightly raised relative to both the drive and the pavement. The ground also rises somewhat across the lawn to the boundary fence with the Unionist Club.

Having considered various options for the provision of the required accommodation we feel the most suitable option to be the provision of an annex on this lawn area set well back from the road and adjacent to the boundary with the unionist club. A new structure in this location would provide excellent access both pedestrian and vehicular, modern accommodation designed to fulfil ongoing access needs and the possibility of Mrs Chidley continuing to live in a location with which she is familiar.

To ensure that the building has an 'ongoing' life beyond Mrs Chidley's use the proposal is to model the building on the standard format of a detached triple garage with the necessary garage

openings being incorporated into the construction allowing the future repurposing of the building as garaging, workshop or work from home unit should it no longer be required as accommodation. We hope that using the recognised format and proportion of a detached garage will allow the building to sit happily within the street scene and have minimal visual impact from Kidderminster Road and the park opposite.



Number 20 viewed from Kidderminster Road.

## **Proposal.**

We are proposing a single story building of brick construction and tiled roof with double glazed pvc glazing. The proposed annex would be built at the existing drive level, requiring some excavation of the lawn but giving a lower overall ridge height and ensuring its suitability to be repurposed as a garage should this ever be required.

The proposal is to keep the existing ground level to the rear of the building (being set forward from the fence by 700mm) allowing the current boundary treatment to the Unionist Club to remain undisturbed. The current boundary treatments to Kidderminster Road and along the shared section of drive would be retained in their current format along with the majority of the existing planting (with the exception of the two Cherry Trees) to minimise the change in the street scene.

The main body of the single story building is based on a 9x6m triple garage format with a small section to the north for a wet room and a small sun lounge to the south with a view of the activity in the road and park (which could easily be removed were the building repurposed as a garage later). The garage openings are incorporated into the design from the start infilled initially with recessed brick panels and glazing.

The proposed accommodation would provide Mrs Childley with easy pedestrian and vehicular access and one bedroomed accommodation with a wet room, living room and small but adapted kitchen. The aim would be to extend the period when she can live independently and provide a suitable setting for care by family or carers should her mobility decline.

Externally a wide path with gentle ramp would provide disabled access to the level access front and rear doors. An additional area of block paving would provide 'through draining' parking for a single vehicle for 'drop off and pick up'. A small terrace area outside the sun lounge would be at the lower level, surrounded by a low brick retaining wall so as to be unobtrusive from Kidderminster Road and new screening planting would enclose this area and reduce the visibility of the end gable.

There is no alteration proposed to the access from Kidderminster Road or to the shared portion of the driveway.

We thank you for your consideration of this proposal.

Jonathan Bloore  
BSc.(hons.), Dip Hort., MA (Landscape Architecture).