

Design and Access Statement + Photographs

for: **Extension to Dwelling to provide Annexe for Family Member**

at: **2, Rush Green Cottages, Rush Green, Barnham Broom, Norwich NR9 4DU**

Introduction

This Householder application is submitted proposing an extension to the existing main dwelling on the site, to allow habitable use by a member of the applicant's family, in a capacity that is separate, but connected via a small shared Utility area

The proposed annexe is to be tied to the main dwelling, and not let separately.

This document should be read in conjunction with the submitted drawings and details forming the application.

The Site

The Application Site is identified on the submitted Site Location Plan, and the main dwelling is part of a pair of cottages, with the existing Outbuildings also connected as identified on the submitted Location and Site Plans.

The application site offers on-site parking immediately near the dwelling (and existing Outbuilding) with space available on another part of the site for any additional parking.

The site is accessed via Bell Road, via a track that connects access for the application site and another dwelling. The proposal submitted ensures all access is maintained, with no requirements for parking on the access, or the main Highway.

The existing Outbuilding is attached to the neighbour's Outbuilding, previously approved for conversion and use a number of years ago.

Proposal

The proposal is for an extension to the main dwelling on the site, to allow use of the new area as an annexe associated with the main dwelling, and which will be used as a habitable living space for a member of the applicant's family.

To confirm, the annexe will be retained as part of the ownership and use of the main dwelling, and not let separately, but shall only be for the use of the applicant and the family member.

Aims

The aim of the proposal is to provide an annexe for the applicant's family member to live independently, but still be connected directly to the family. The annexe will provide a living area, bedroom, bathroom and small kitchenette within the identified living area. There will be a shared Utility Room to serve both parts.

Use

As previously stated, the proposed Annexe will be for use by the applicant and the family member only and shall not be used separately to that intended use. It shall provide an independent living space but have immediate access to the main dwelling and the rest of the family.

Amount

The amount of development in this application is limited to the proposed extension to the dwelling. The submitted Drawings show full dimensions, and each area is proportionate to the living needs of a single person. There will also be ample provision on site for a further car parking space, if required, in connection with the annexe use.

Layout

The existing dwelling provides sufficient provision for access to, and circulation around, a modest extension to provide the required areas, and the design has created a self-contained annexe for the family member it is required for. Layout internally comprises of a living and dining, and bedroom with en-suite, and full access through to the main part of the dwelling when required.

The proposed extension is to the rear of the property, and will not be visible from the public highway, due to the set back of the dwelling on the site.

Scale

The scale of the proposal is proportionate to the existing form and massing of the dwelling and outbuilding on site. The ridge and eaves lines are at traditional eights to a single-storey extension, to ensure there is no visual disturbance to the roofline across the main dwelling, or the associated outbuilding. The modest extension to the rear provides much needed space and does not significantly detract from the available garden and amenity area present (as can be identified on the submitted Drawings)

By creating an extension to the rear, the development is not cramped on the site towards the main dwelling, allowing suitable distance to the shared courtyard, and maintaining separation between extension and existing outbuilding.

Design

The design has been led by the existing materials and form present, including use of red brick to match that of the existing dwelling, and all tiling to match the existing, with many tiles cleaned and re-used where applicable.

Consideration of existing ridge height, scale, form and massing has been a leading factor to the development of a simple annexe extension to provide a habitable space for intended use.

Landscaping

The only landscaping affected by the proposal is for the removal of an existing apple tree (identified on the site plan submitted) that will facilitate improved parking directly off the access track to the site, connected back to the main Highway. Please refer to the photographs for identification of this tree.

Access

The existing access remains as existing. There is adequate provision on site for all required off-Highway parking, and for turning.

This concludes the Statement. Should any consulted party have any questions upon reading this document, or any of the submitted details, please contact Norfolk and Norwich Architecture Ltd.

Prepared by

No signature as sent direct from Computer

Simon Pegg

Norfolk and Norwich Architecture Ltd.

Photographs



View from access track onto main Dwelling



View from access track onto side of outbuilding and dwelling.
Please note position of tree to be removed.