

3 Hinderclay Road – Wattisfield

Design and Access Statement

This application is to build a detached residential annex in the rear garden of our home at 3 Hinderclay Road, Wattisham.

Reason for application.

In the current economic climate we find ourselves both having to work which causes us a problem with childcare for our young daughter and being in a fairly remote area the local facilities do not provide sufficiently for us. Being an 'only child' my parents offered to curtail their retirement travel plans to come and look after their grand daughter and live with us but in their campervan. This has worked for all of us so far but is not a viable long term solution. There is a shortage of affordable property locally that would offer an alternative so we are applying for an annex to provide suitable long term accommodation. My parents would live in the annex and provide childcare but in the future it will fall to me to provide care for them in their old age. We have considered an attached annex but the design of the current house would have a detrimental effect on the way it sits in the garden. We feel that it is important to be close but that certain independence is necessary to make this work in the long term. By positioning the annex at the end of the long back garden there will be sufficient separation to achieve this.

The annex will be totally reliant on the existing facilities of the main house and it will only have a restricted footpath access. The postal address will not change and the property will be liable for council tax as one unit. It is not viable to ever treat the annex as an independent property and we are happy for this to be conditioned as such on any approval.

Design

The proposal is for a single storey annex with a low roofline so as not to have a negative impact on the neighbours. The materials proposed are a boarded front elevation with render on the remaining elevations and a tiled roof. The scale of the building is modest but will achieve the minimum standards required internally

Access

The annex is to be fully compliant with Approved Document part M ensuring the long term viability in terms of access