

KJ ARCHITECTS Ltd

DESIGN STATEMENT

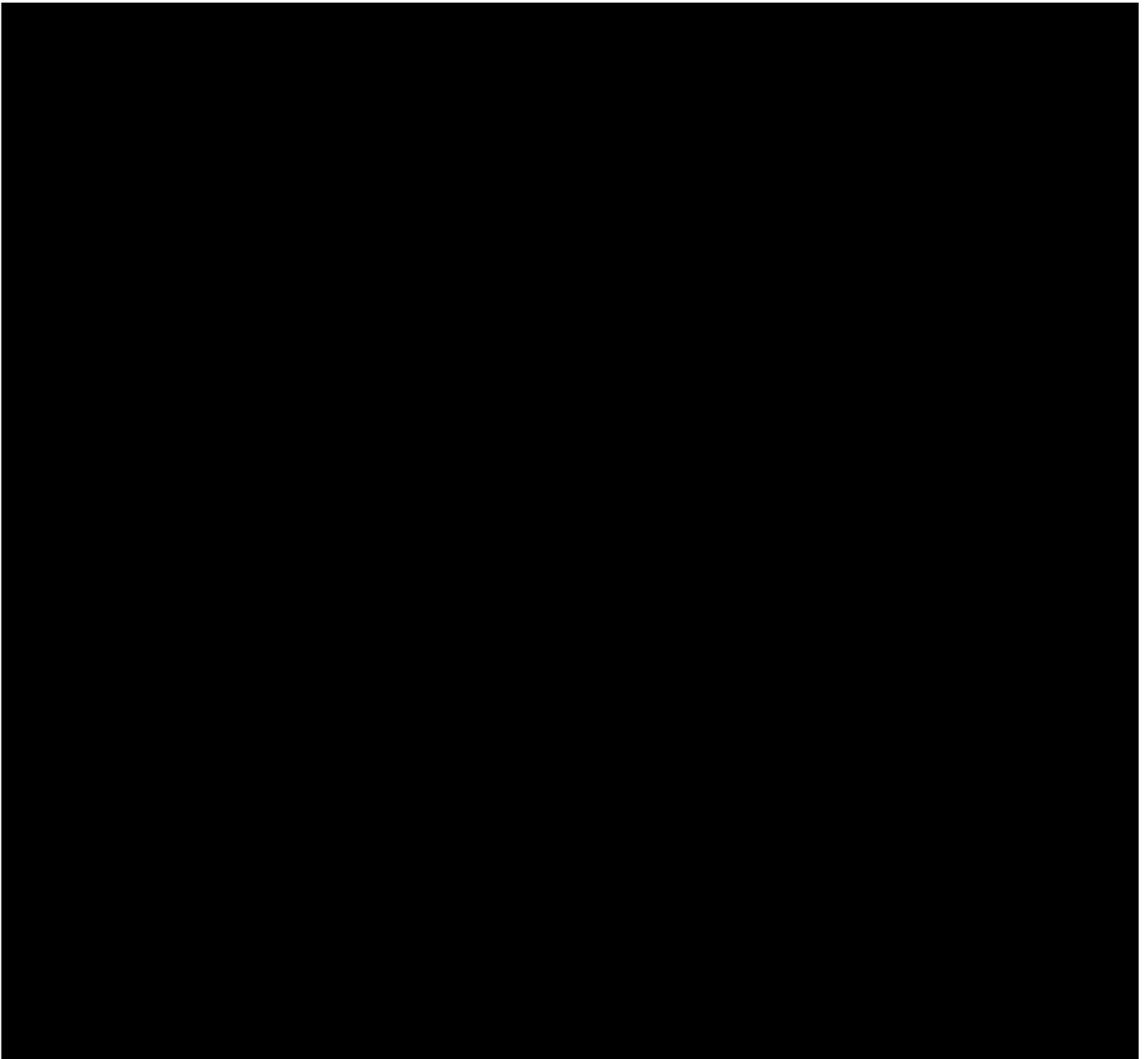
Proposed annex at 1 Herringswell Road Kentford CB8 7QS

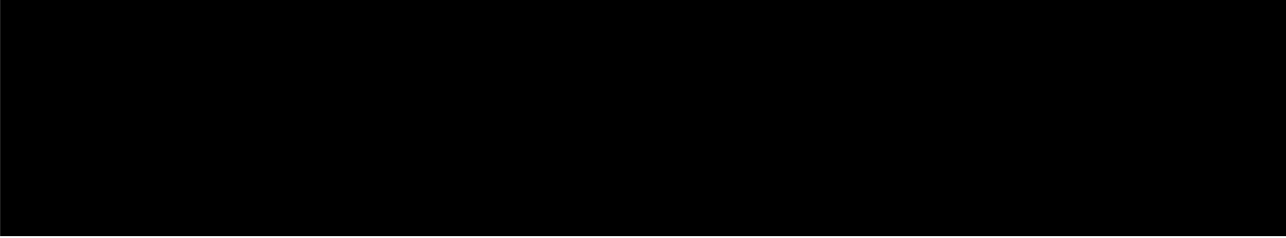
1 Herringswell Road Kentford – Annexe Proposal

Design Proposals

No. 1 Herringswell Road is a detached 4 bedroomed house which sits on a good-sized plot. Mr and Mrs Runham currently live in the main house with 2 of their 3 children. There is already an annex in the front garden area which is not suitable for this new use due to the mobility issues. The annex is of timber frame construction with very little insulation and is very close to the boundary fences on two sides

Both sets of aged parents live some distance away and the immediate need is for Julia's parents Mr and Mrs Pettitt who are 87 and 84 years old.

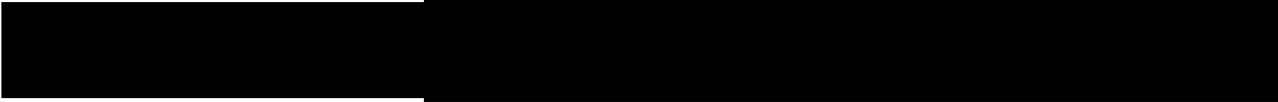
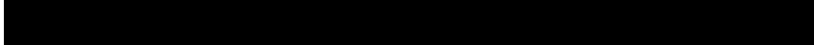




Our proposals seek permission for a 3-bedroom annexe for Julia Runham's parents on a permanent basis and provide for a carer who can stay overnight.

The annex will contain a lounge /dining area, a small kitchenette, 2 mobility designed shower rooms, 2 bedrooms and a carers bedroom with an ensuite shower room. There is a glazed link connecting to the existing house.

The annex will be single storey and have a 30 degree pitched roof. It is located at the rear of the garden in a similar position as the old annex but moved further away from the boundaries in order that there is sufficient space between the annex and the boundary.



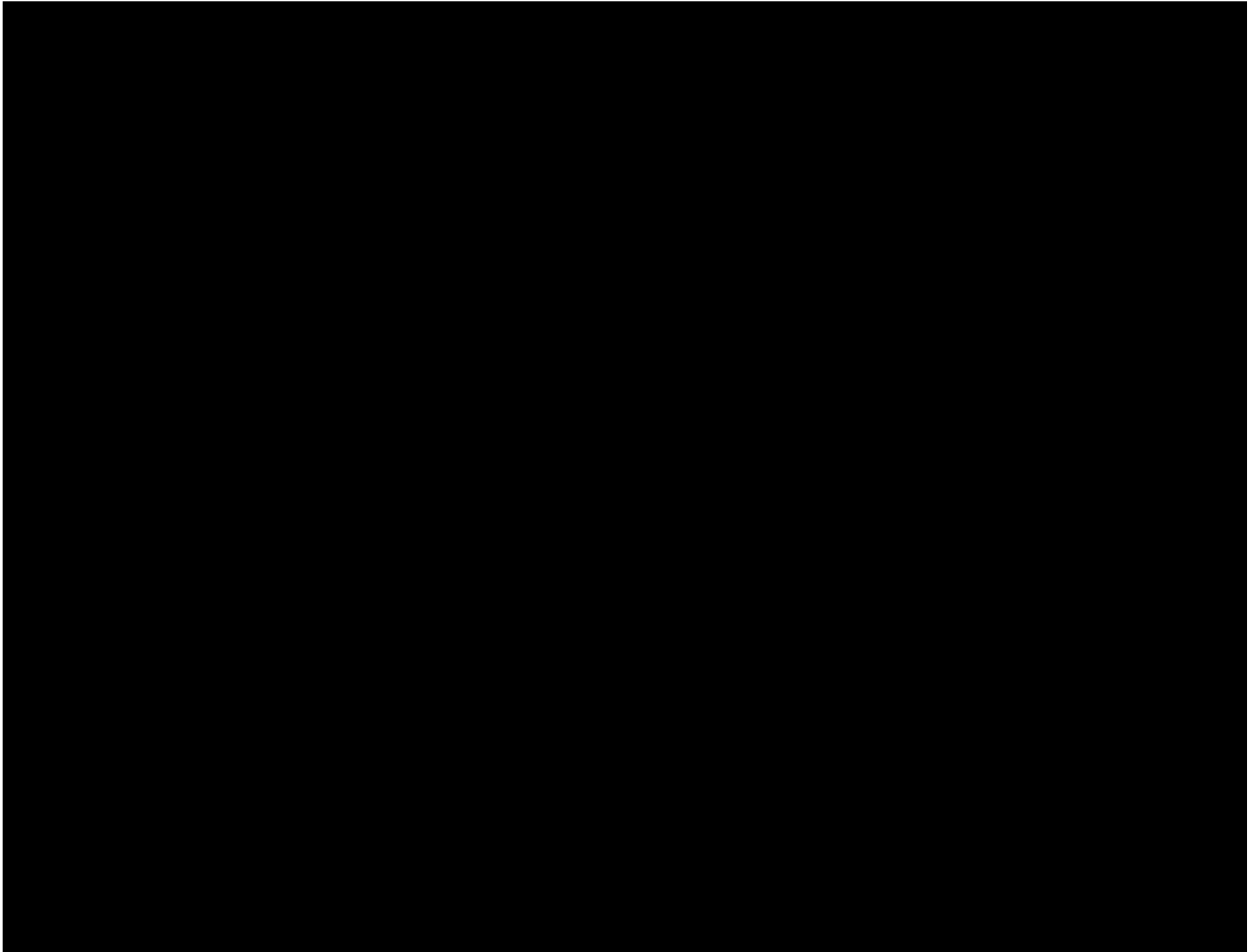
The annexe will be used in conjunction with the main house and there is no intention of it becoming a separate property, therefore the owners are content for a condition to be attached to the permission to that effect if necessary.

The proposal in the garden lends itself perfectly to providing a sustainable solution for this close family. The proposal will not result in over-development of the dwelling curtilage. The rear garden area. The annex is 111 square metres which is a lot less than 50% of the remaining garden area.

There are no overlooking windows and there is enough distance between the annex and the main house for it not to cause any lack of the residential amenity of occupants of nearby properties. There are no windows facing neighbouring houses. The design respects the character, scale and design of existing outbuildings adjacent and in neighbouring properties, and the character and appearance of the immediate and surrounding area.

The design and siting of the annexe is such that it is capable of being reasonably integrated into the use of the original dwelling once the current and urgent need

for it has ceased, by other members of the extended family who may wish to have and use this facility. The extended family includes:



The size of the annexe is the minimum necessary to meet the current and future purpose and the size, scale, location, and design relates satisfactorily to the existing dwelling and its curtilage, and to the wider surrounding area.

Accessibility/ Parking

The new annexe will be accessed through the existing entrance and driveway of No 1, Herringswell Road. No changes are proposed to the existing driveway, the existing area is more than adequate for the parking required. There will be one additional car and there is adequate space for one or even two extra cars.

Trees and Hedges

There are trees in the immediate vicinity behind the rear fence of the development. The annex has been located 1500mm away from the rear fence to avoid any issues with tree roots.

Topography and Flood Risk

Data from the Environment Agency has been investigated which shows that the site falls outside any flood risk zone. The site/and rear garden area is 1272 square metres, and a flood risk assessment is not therefore required.

Involvement

Neighbours' pre-consultation has been undertaken.

Access

Vehicular: there is no change to the existing vehicular access or parking arrangements off of Herringswell Road

Pedestrian: Through gate and driveway to front door.

Conservation.

The property is not listed nor does it lie within a conservation area.

Daylight/ Sunlight Assessment

Given the large distance to the neighbouring property and the flat roofed nature of the property, we have concluded that this section is not relevant as there will be no adverse effect on daylight/ sunlight levels of neighbouring properties.

Biodiversity Survey & Report

We have taken the view that surveys will not be required in this instance.

Energy Statement

SAP calculations will be provided at Building Regulations stage. Energy efficient lighting will be used throughout the property, as well as highly insulated building envelope to reduce the energy use throughout the year. It has been decided that

the annex will be heated separately from the main house with a new oil-fired or electric boiler feeding underfloor heating.

Environmental Impact Statement

The site is within an established residential area and forms part of the existing residential amenity land for No 1 Herringswell Road, and complies with the Council Policy DM24 and the NPPF