

LDA- 166 - Design and Access Statement

Proposed Annexe at Bumblebee Barn, Mill Road, Battisford, IP14 2LT

Introduction

This proposal is to form a single-storey annexe ancillary to 'Bumblebee Barn' to accommodate an elderly, recently widowed family member which will enable family to provide daily support. The annexe will be dependent on the main dwelling as it will have a small toilet but not include a shower, and it will have a small kitchenette for making tea/coffee. The main kitchen in the dwelling 'Bumblebee Barn' will be shared with the annexe and there will be access to the shower room in the main house.

The applicant's father passed away unexpectedly in December and her mother is struggling to cope on her own in her current two-storey home, which is situated over 1 hour's drive away. The house is too big and she struggles daily with the stairs due to mobility issues.

She wishes to relocate near to her daughter and grandchildren, and it has proven difficult to find a small bungalow in the local area which would be within budget whilst also allowing for future living costs being met on a pension. Moving from Norfolk to Suffolk, house prices are much higher here and makes it unaffordable to relocate within a reasonable distance. She is able to drive although does not travel far and she needs support with shopping and attending doctor's appointments. Currently she depends on neighbours for assistance.

With a young family living in the main house, she requires a level of independent living away from the noise of two young boys, whilst still being integrated with the family, which will be beneficial to her long term quality of life.



Image showing location of proposed annexe, with shed to the left and main dwelling to the right of the image

Layout

The annexe will house a simple living space which will fit a small sofa and chair or small table and TV unit. There will be a small kitchenette which will have a sink, fridge, kettle and microwave. Meals will be prepared in the main house. There will be a small single bedroom and toilet. It is located next to the existing shed, which will form a shared storage area.

Amount & Scale

The annexe will sit adjacent to an existing garage which measures 2.15m high, and beyond an existing shed which measures 3.1m to the ridge. The proposed height of the annexe is 2.23m on the rear (adjacent to the garage), and 3.38m to the ridge (next to the shed). The annexe height will be similar to the adjacent buildings.

The annexe will have a footprint of 28 square metres and measures 8.2m x 5.2m.



Artist's impression showing proposed annexe situated between dwelling and existing shed

Appearance

The existing dwelling and shed are built using black fibre cement cladding. The dwelling has a rustic red pan tile roof and the shed has anthracite grey metal sheet roof. The proposed annexe would have a similar anthracite grey roof finish. The proposal includes solar panels on the roof which will reduce future living costs. The new annexe would complement Bumblebee Barn in style and appearance. The annexe would not be in line of sight from any neighbouring properties.

Access

Access to the annexe would be via a path running adjacent the main entrance to the dwelling on the north side and the driveway is large enough to accommodate an additional small car off-road. The annexe will be built with level access throughout and the toilet will be compliant with building regulations to allow for wheelchair access. The toilet and WC will each have a sliding door which will help with accessibility requirements.



Location of proposed annexe, adjacent existing garage and shed

Landscaping

The annexe will share a garden with 'Bumblebee Barn'. The main doors face north into an area which will be allocated as a more private space to accompany the annexe. It is all laid to grass and will have a patio area linking up to the garden path.

Conclusion

The creation of this annexe would enable an elderly, recently and unexpectedly widowed family member, who suffers with a heart condition, to live very close to extended family to receive much needed support whilst enabling her to retain a level of independence. Currently the family member lives in the next county and in a two-storey house. The stairs are becoming increasingly challenging. Her needs for support have increased greatly since being widowed and losing the support of her husband who she relied on heavily. Daily support from her daughter whilst she is living in the next county is currently impossible but is very much needed. The creation of this annexe will enable this daily support to take place and will provide an affordable, sustainable solution.