

DESIGN, ACCESS AND PLANNING STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR THE CONVERSION AND EXTENSION OF 127-129 REEPHAM ROAD NORWICH NR6 5LY TO PROVIDE 9 NO. SELF-CONTAINED ASSISTED LIVING UNITS AND 1 NO. GROUND FLOOR APARTMENT FOR LIVE-IN STAFF/CARERS



1.0. Use

As accommodation for 9 no. single persons that require assisted living with 24 hour assistance from live-in carers.

2.0. Design & Layout

To convert and extend the existing dwellings at no. 127-129 Reepham Road consisting of 2 no. floor levels alterations to provide 9 no. accommodation areas for single person self-contained units. Ground floor to have 4 no. units no's 2, 3 and 4 to be designed to accommodate a person that may be wheelchair bound.

Also on the ground floor is staff accommodation to allow live in carers to look after the occupants. First floor to have 5 no. self-contained units where occupants can live with assistance but within their own unit.

The appearance of the building from the front elevation will appear largely unchanged apart from refurbishment and redecoration.

It is proposed that the rear of the building will be extended to allow for the accommodation stated to be constructed. The design mimics that of the original building with double pitched red pantile roof and rendered walls.



The rear two storey extension projects approximately 4m into the rear garden with all first floor windows facing to the garden not overlooking the adjacent neighbours.

The front of the building North East facing is parallel with Reepham Road and is largely unaltered to blend in with the street scene.

The South East of building facing a private roadway Pinewood Close which is some 20m away from the houses of Pinewood Close.

To the North West of the building is no. 131 Reepham Road a similar dwelling two storey semi-detached house a distance of 3.5m to the boundary line of no. 131 with no side windows overlooking the neighbouring properties.

Reepham Road is situated to the north of Norwich with regular bus routes along the road to the main city of Norwich with Hellesdon shopping centre only a few hundred meters North West from the site is within easy walking distance.

The site plot measures some 27m wide by 48m deep to the south west with part of this area laid to gardens with ample car parking to the front of the property.

3.0. Scale of development

As previously stated the bulk of the building remains as original the rear of the building is to be extended by approximately 4m and two storeys high to allow new accommodation to be created.

4.0. Appearance

The shape and form of the semi-detached 2 storey building is continued in style to the rear extension thus blending in with the surrounding dwellings in size and style.

5.0. Access

The site is accessed as existing original driveways 2 no. to allow sufficient car parking spaces for visitors and staff together with ample area at side of building to accommodate delivery of items etc.