

Design & Access Statement

Two storey extension

Melberry House, Poltimore

Exeter
EX4 0AQ.

This is a new Full Plans application for a two storey extension to the north west of the existing dwelling forming ancillary accommodation submitted following withdrawal of a previous application 23/0029/FUL for ancillary accommodation remotely located within the garden of the dwelling.

In addition this application seeks consent for a 600mm high raised deck in the rear garden to support a hot tub and seating area for the family.

The elderly family of the owner of Melberry House are in need of more direct support while retaining their dignity and an element of independence

The whole site is relatively level and bounded on the south eastern and eastern boundary by a leat which is screened from neighbouring properties by fence and hedge. To the north east is post and rail fencing bounding on open country. To the south west and north west the whole site is screened by large shrubs and mature trees.

A) Design Principles

(1) Use

It is intended to construct a two bedroom two storey extension to the existing dwelling providing ancillary living accommodation for the owners elderly parents.

(2) Amount

The proposal is for a building with a G.I.A of 96m² this is to allow for two larger bedrooms accessed by a wider staircase leading to a large landing to facilitate possible future mobility equipment to travel between floors.

(3) Layout

Layout of the building is designed to give full accessibility and flexibility about the structure whilst maximising the autonomy and dignity of the family members. A new door is formed in the ground floor corridor of the existing dwelling to provide a link to the new space and direct access to the family kitchen and ground floor lavatory facilities.

(4) Scale

The proposed development has been designed to make use of an under-used area of the garden at the north east of the house occupying a relatively small foot print and retaining over 2500sq.m of private amenity space for the original property.

(5) Landscaping

It is proposed that very little landscape changes are made. The majority of the site is screened from neighbouring properties by high leylandii hedge boundaries and by existing hedge, shrubs, mature trees and fence and the proposal will retain all screening.

The existing footpath from the parking area at the front of the property will be extended leading directly to the extension to provide appropriate level and safe access for the mobility impaired family members.

At the proposed location of the hot tub the ground drops away slightly and the deck height of 600mm above the adjacent round level has been selected have the deck run concurrent with the remainder of the higher level of the grassed area. Screening to the east of the deck is by an existing 1.8M high feather edge timber fence and beyond that by the mature trees and hedge rows naturally growing along the leat between Melberry House and adjacent properties. The existing natural vegetation extends at least 1M above the level of the feather edged fence.

(6) Appearance

External appearance of the building has been chosen to have minimal impact on the setting, taking the design from the existing house to blend seamlessly with the existing dwelling and giving balance about the

B) Access

The site is approached by vehicle from Moor Lane which is in turn accessed from the main road through Poltimore.

(1) Vehicular and transport links

Public transport links exist from the centre of the village to Exeter and from there links abound to local and national destinations.

(2) Inclusive access

This development would provide inclusive access within and about the ground floor of the whole dwelling and the majority of the private amenity land together with the first floor of the extension.

C) Context

This is a modest proposal to provide new ancillary accommodation for the homeowners family. The building will be finished to a high standard and fully compliant with the most recent thermal end energy performance standards together with space requirements while providing comfortable and flexible accommodation