



**PROPOSED NEW ANNEX**  
AT  
**CRABTREE HOUSE, BRINDLE**  
**DESIGN AND ACCESS STATEMENT**

BY  
SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 4501-DS

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## 1.0 OVERVIEW

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a householder planning application for the construction of a proposed annex at Crabtree House, Brindle.
- 1.2 This report is in support of the application and should be read in conjunction with the supporting information.

## 2.0 EXISTING

- 2.1 Figure 1 illustrates the location of the site which is 500m North of the M65 and 1500m East of the M61.
- 2.2 The site consists of a large detached dwelling existing which was constructed in 2014 which formed part of a replacement dwelling application. The site is accessed from a driveway off Hill House Lane with a significant area of surrounding amenity space to the sides and rear.



Fig 1. Google maps location.

## 3.0 PROPOSAL

- 3.1 The proposal for this application seeks to construct a detached annex within the curtilage of Crabtree House. The annex is intended for applicants father who is becoming more dependent on his daughter and is required to be closer located for his needs.
- 3.2 The position of the proposal is important in order to provide separation from the main house but is located within the residential curtilage of the main dwelling. It is located to the southern boundary of the plot off an internal track. To the rear is existing landscaping which offers a natural planting screen to the proposal.

3.3 The external materials consist of oak board cladding for the walls, a natural slate roof tile with grey metal windows and doors. The proposed structure of the annex will be an oak frame. This reflects the traditional materials of the area and main house. The natural timber cladding will grey over time and ensure that the scheme will intergrate into the surrounding landscape.



Fig 2. Proposed Elevations NTS

## 4.0 CONCLUSION

4.1 The proposal provides the an important opportunity to provide accommodation to a family member who is requiring care.

The scheme has been designed to sensitively reflect and adhere to the site location as well as the surrounding context. The proposal provides a new high quality designed annex to meet the applicants requirements which will naturally intergrate into the existing site.





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