

DESIGN AND ACCESS STATEMENT

DANUM VIEW
1a CHURCH STREET
WELDON
NORTHANTS
NN17 3JY



Front Elevation of the Existing House

INTRODUCTION

This Design and Access Statement has been prepared to support the planning application for 1A Church Street, Weldon. The document outlines the demolition of a rear conservatory and construction of a new two-storey rear extension, loft conversion and partial garage conversion.

This statement is intended to illustrate the rationale behind this planning application.

SITE

The dwelling is located in Weldon, just outside Corby. The building is not listed but is located within the Weldon Conversation Area. It was built around 14 years ago as a one-off dwelling. The property consists of a house and a double garage that is attached to the main dwelling via a link. The dwelling faces onto Church Street, which is located at the southern entrance to village, on the corner with Kettering Road.

DESIGN

The current layout of the home no longer meets the needs of the family, as their circumstances have changed significantly since purchasing the property 14 years ago.

The property owners now have two children, the youngest of which is extremely medically complex and has profound disabilities. The family need to make these adaptations to their home in order to continue caring safely for their disabled child and meet his extensive medical needs. The proposed additions and alterations to the dwelling have been designed to meet the following needs:

- Safe movement of a disabled child
- Inclusion of a lift between floors
- Larger bedroom for disabled child with bedroom space for a carer as 24/7 care is required
- Accessible bathroom to meet disability requirements
- Storage of numerous disability equipment to keep passage ways clear
- Storage of medical supplies and a medication preparation area
- Office space for work from home

The proposed alterations have been designed with due regard to the site, surroundings, and adjacent properties, to optimise the quality of accommodation to be provided by it. The proposed works involve a two-storey rear extension as well as converting the roof space and half the double garage.

The internal layout has been designed to specifically meet the disability and caring needs of the family and updated to meet current disability regulations where possible.

USE

The dwelling will be used for residential purposes only, suitable for a family. The proposed extension and remodelling will provide the much-needed space and requirements for the current family and the needs of their child with disabilities, as well as new accommodation for the sibling. Over the years, the family have understood what is required from a house that suits their unique circumstances. Alterations have been incorporated that will greatly support the care they provide their disabled child and improve the living standards of the entire family.

LAYOUT

The proposed changes to layout have been wholly influenced to meet the needs of the family's situation. Sadly, the family now find their home problematic to live in. As their child has grown, physically moving him and carrying him around the house without the appropriate equipment and adaptations in place have become increasingly difficult to manage. Additionally, the child's medical complexity has significantly increased over the years which means the space for safe preparation of medication and feeds is urgently required, as well as the suitable storage for the vast amount of medical and care supplies delivered to the home on a daily / weekly basis.

The current restrictions of the house's layout and accessibility means that even the simplest of tasks are making an already strained situation, more difficult.

Much of the works are internal and therefore do not require planning permission.

The works that affect the external elevations of the dwelling are outlined below:

- **Demolition of the existing conservatory:**

The existing conservatory is cold during the winter and too hot during the summer, making this area unusable at any point of the year. This room is currently only suitable for the storage of equipment.

Following the removal of the conservatory, it is proposed to construct a two-storey extension within the existing footprint of the conservatory. Access into this space will remain through the existing Living Room and will provide a sensory room on the ground floor and an education space for the disabled child who is unable to attend a school setting.

The new two-storey extension will have a sliding door on the North elevation at ground-level to allow an access point into the garden which is wheelchair accessible. There will be a new window on the North elevation at first floor level to allow light into the Carers Accommodation.

- **Garage Conversion:**

Currently the property benefits from a double garage. The new proposals look to convert half the garage into a fully insulated Medical Storage Room. This will house medical supplies such as medications, enteral feeds, feeding pump supplies etc, and provide space for disability equipment such as wheelchairs. This ensures the supplies can be stored correctly and safely, without the risk of damp.

The garage door of this room will be removed and replaced with a new window and access door. The current access door to the link section will be removed. The new external door into this room, allows for deliveries to be moved straight into the storage room rather than into the hallway of the house which is currently causing accessibility issues.

As the double garage is currently used to store these medical deliveries, it renders the garage useless to be utilised as such. Therefore, the new proposals would allow for the remaining single garage to be re-utilised for either a car and/or gardening equipment etc.

These proposals do not negatively impact on the current parking arrangements of the dwelling as there remains space for 4 vehicles on the driveway. However, there will now be the addition of a usable parking space within the single proposed garage.

- **Replacement of Windows and External Doors:**

Replacement of all windows and external doors to grey UPVC/Composite framed windows throughout and enlargement of door opening to the North (rear) elevation from the Kitchen/Diner.

The current windows do not perform well at keeping out the draughts and are now 14 years old. The existing windows are white UPVC casement windows. The style of the new windows proposed are considered to be a great improvement on the aesthetic of the property and therefore has a positive impact upon the street scene.

- **Roof and Dormer on the North Elevation:**

To house the new staircase into the loft, a new dormer on the north elevation will be created with two new external windows, replacing one large picture window.

Roof-light (Velux) windows will be utilised in the new bedroom in the loft to allow for ventilation and natural light. These will be positioned on the rear of the property only to maintain the current street-view appearance of the house.

The position and style of the roof lights will not cause any overlooking issues and is considered to be acceptable under planning policy. The style of the roof lights is a common feature in the area and will not have a negative impact upon the conservation area.

Internal proposed changes to the property include:

- **Through-floor lift:**

The proposal is to incorporate a through-floor lift where the existing study is and into the current en-suite bathroom on the first floor, which will be removed. This will enable the family to easily move the disabled child between floors and provide a means of getting much-needed postural equipment upstairs. Something they are currently not able to achieve.

- **Reconfiguration of Kitchen / Dining Room:**

An open plan kitchen/diner has been designed to enable the family to be together rather than being split between different rooms due to the caring needs of their child. This larger open-plan kitchen will also improve the ability to manoeuvre the disability equipment around the house and increase accessibility to all family rooms.

- **Bedroom Accommodation:**

One of the biggest considerations has been the sleeping arrangements for the family. The disabled child requires 24/7 care and needs constant supervision and care, including during the night. The proposals greatly improve the bedroom situation and needs of the child and their carer.

The child is unable to stand or walk, therefore a ceiling hoisting system will be installed. The larger size of the bedroom will enable postural equipment to be located within the bedroom and make manual handling easier. Again, there are currently no such adaptations in place.

A modern, en-suite accessible bathroom will replace one of the existing en-suites and can be accessed from the Accessible Bedroom. This will contain an accessible shower, a height adjustable bath and be fully accessible by the hoisting system and allow for improved movement between rooms.

Currently there is no bathroom that is suitable for the needs of their child, which is taking a huge toll on the physical wellbeing of his parents.

As the current study space is being utilised to create room for the through-floor lift, the Study is being relocated upstairs. A family member works full-time from home, so this room is vital.

As two bedrooms will be required to merge for the creation of the larger Accessible Bedroom, a new bedroom for the older child will be created in the large loft space, which is already fully plaster boarded. There will also be a small en-suite created.

A large part of the loft will be retained for storage of medical and care supplies. Currently they are stored within the loft area but can only be accessed via a pull-down ladder. Due to the need for regular access to these supplies, a fixed staircase will be a great benefit.

SCALE

The scale of the extension has been designed to be in keeping with the style, designs and sizes of the properties in the immediate vicinity without appearing obtrusive or interfering with any neighbouring properties' views or amenity. It is not considered that the extension will have any overbearing impact upon No 1 Church Street in terms of overlooking or intrusion, given that there are already three windows on the rear elevation presently. The ridge height is considerably lower than the existing and the eaves height is a continuation of the existing. The scale of the extension is very much subservient to the existing house in compliance with planning policy.

The plans have been discussed with neighbours and no objections have been raised.

LANDSCAPING

The boundaries will be kept as they are which is currently a close boarded fence and hedgerows around the perimeter of the property on Kettering Road, and towards the driveway entrance on Church Street. All existing grounds are to be maintained and will be made good on completion should there be any damage caused whilst the works are carried out.

APPEARANCE

The new extension will be built from stone to match the existing house and the materials will be sympathetic to the existing property. The windows would be of a simple design as detailed in the plans attached to the application but enhance the current appearance.

IMPACT UPON THE CHARACTER OF THE AREA

The design has been carefully considered to reflect the style and materials of the local vernacular. The proposed extension will be to modern standards but remain sympathetic to both the original house style and the surrounding area whilst remaining mindful of living patterns and current sustainable standards of a 21st century family home.

SUSTAINABLE CONSIDERATIONS

The alterations would be constructed to at least meet, if not exceed current building regulations.

ACCESS (VEHICLE & PEDESTRIAN)

The existing access to the existing property will be retained and therefore no new access points to the front would be required.

CRIME

The proposed design will not create any further potential hazards such as alleyways or sheltered areas which could potentially become unsafe to the public or the house occupier. Windows and doors will be fitted with double glazed windows for maximum energy efficiency and window locks will be fitted to all windows and doors.

CONCLUSION

The appearance, scale and layout of the proposed house will seek to enhance the current property and provide a suitable family dwelling for the occupants needs. The house will also become accessible to its disabled occupant and allow for their continued care and treatment at home in a safe manner.

The position and scale of the proposals have been set out to minimise the impact on neighbouring properties. The material and style of architecture proposed will enhance the surroundings and blend in with the local character.

The appearance, scale and layout of the proposed dwelling is of a high-quality design and it has been considered against the properties within the vicinity of the site. The proposed dwelling is in keeping with the Conservation Area and will provide the extra room and requirements the occupants so desperately require.