



Rob parish
B.ENG (HONS)

design & planning services

[REDACTED]
20 strangman avenue, Benfleet, Essex ss7 1rb
[REDACTED]

DESIGN & ACCESS STATEMENT

To accompany Planning Application

PLEASE RETAIN PERSONAL DETAILS RELEVANT TO THE APPLICANT PRIVATE

On behalf of;

Mr Monk
54 Connaught Avenue
Grays
Essex
RM16 2XX

8th January 2024

PROPOSAL;

It is proposed to demolish the existing side garage and workshop, and replace with a single storey extension to provide an annexe. It is intended that the annexe be subsidiary to the main dwelling, and not in any way used as a separate dwelling, and it is anticipated that should planning permission be approved, a condition to this effect would be added.

It would generally be expected that an interconnecting doorway be added between the main dwelling and the annexe. This has not currently been included due to previous structural and remedial work to this flank wall. Instead, a shared access onto the rear patio is included to illustrate that the annexe is to be used in conjunction with the dwelling.

Please note that both Mrs Monk and her mother have blue badges with a registered disability. We included a fee with this application as currently neither would urgently require ground floor sleeping and bathroom accommodation, and it is realized that it may be possible to provide this by altering the existing ground floor layout. This however would not be a preferred option, as it would disrupt the flow of the existing family home and limit ground floor living areas in comparison to the first floor bedrooms. It is intended that the annexe be a potential "future proofing" should either Mrs Monk have a mobility issue relating to her back, or her mother's own mobility and independence reduce in the future.

DESIGN;

The footprint of the new extension is relatively similar to the existing garage and workshop, and is set back from the main building line to be unobtrusive and subsidiary to the dwelling.

MATERIALS;

Material finishes will be facing brickwork to match the existing dwelling. This will be taken up to form a parapet wall with inset guttering and flat roof. Windows and doors to be white uPVC and of style to match the main dwelling

ACCESS;

The annexe will be designed to provide accessible ground floor sleeping and bathroom accommodation where possible and taking into consideration the proportions available for the room layouts. A new door with accessible threshold and ramped access is to be installed at the front, with rear access via low threshold doors directly onto the main patio of the garden to the house

PARKING;

The existing garage is cramped and not large enough to currently park a vehicle. Ample off-road parking is available to the front of the property, with an in-out driveway. The entire area is currently paved and can be used for parking, however for the purposes of this application a nominal parking layout has been added to the block plan to illustrate this.