

DESIGN & ACCESS STATEMENT

Erection of detached self-contained annex ancillary to the existing dwelling.

Planning History

The annexe was approved under planning approval ref: 23/00867/HHD having undertaken variations adaptations and alterations to the design of the annexe to be considered acceptable by the LA Planning Dept.

Unfortunately, due to reasons beyond the applicant's control, there was more than 1 agent and therefore the consistency and continuity have been lost and this also included the final proposal in terms of materials to be used.

Proposal/Justification/Design/Appearance

The intention of the applicant was always to use low/non maintenance materials which was imperative to the both the design and upkeep of the annexe building, and in relation to the building regulation element of the project which would follow planning approval.

Within 'Approved Document B - Fire Safety' of the building regulations there is consideration of fire spread and 'unprotected areas' which is directly related to proximity from boundaries, which in this case is circa 1m along the south-east boundary. As a result, and for fire safety reasons, timber cladding is not the most suitable material to use in this location.

Pre-App Advice

It has been advised that an application will be required to change the material from timber to a proprietary cladding material by way of a Section 73 application.

Conclusion

It is felt that the proposed cladding not only complies with building regulations in terms of fire spread adjacent to boundaries, but visually and aesthetically the proposed colour of the cladding will complement the host dwelling stonework and enhance the annexe building.

END