

## Design and Access Statement

### Proposed Annex

#### Proposal

- 1 The applicant is applying for planning permission to create a 2 storey annex building attached to their existing dwelling.
- 2 The original house which was purpose built by the applicant in 2008 is a 3 bedroom dwelling which also incorporated a single storey annex. As planned, this annex is currently occupied by the applicants elderly mother in law who is in her 80's and needs regular care.
- 3 The proposed additional living space is for the applicant's older sister, Helen who is a vulnerable person and can't live an independent life. She has been cared for all her life by the applicant's mother who unfortunately died in September 2023.
- 4 Helen is unable to live by herself and is currently being cared for by another relative but this is not a long term solution so this proposal is to provide her with a place to live that she can call home, but where she can also be cared for and supported by her close family.

#### Context

- 5 The site is in the rural hamlet of Kersey Uplands in Suffolk, surrounded by agricultural fields to the north, east and South. There are residential dwellings to the west of the plot.
- 6 The existing dwelling is modernist in style and is constructed from a series of flat roofed, rectangular volumes of both single and 2 storey scale.



*Existing front elevation of main house – painted render, timber cladding and flat roof with metal eaves*

- 7 The dwelling is situated centrally within the plot and is surrounded by dense hedging, shrubs and trees to all boundaries.



*Proposed position for the new annex at east end of property*

- 8 No listed buildings or protected trees are with the vicinity on the site and the site.

### **Design**

- 9 The proposed annex will be situated to the east end of the property and will be of similar form to the main house with a flat roof. It will be 2 storey's with inverted living spaces – the bedroom and bathroom will be on the ground floor and the combined living / kitchen space will be on the first floor to take advantage of the views across the fields.
- 10 Glazing will be focused to the east and south elevations with very minimal glazing to the north (highways elevation)
- 11 The annex will be accessed from the main house by a glazed link but there will also be a separate hidden entrance door allowing independent access when required.
- 12 The annex will be constructed in materials and details that match the main house – timber cladding and painted render. The roof will be a rubber flat roof, with metal eaves, which will incorporate support for additional PV panels that will augment the existing 10KW array on the existing flat roofs.
- 13 Due to the existing extensive boundary hedging, planting and trees, the proposed annex will be virtually hidden from the public highway and adjacent fields.
- 14 However there is an additional feature proposed to the walls facing north and west which will be fitted with a metal grid system to provide support for common Ivy which will eventually cover the wall from ground to roof level. The applicant is also keen to experiment with other climbing plants to encourage more wildlife into the garden.
- 15 This vertical planting will also provide additional natural screening for the proposed building from the public highway helping it blend in further with the existing natural hedgerow, trees and shrubs as well as creating an important natural habitat for many insects and birds as supported by the Woodland Trust below

### ***The Value of Ivy to Wildlife – Woodland Trust***

*The vertical planting is Nectar, pollen and berries of ivy are an essential food source for insects and birds, especially during autumn and winter when little else is about. It also provides shelter for insects, birds, bats and other small mammals. The high fat content of the berries is a nutritious food resource*

*for birds and the berries are eaten by a range of species including thrushes, blackcaps, woodpigeons and blackbirds.*

*Ivy is particularly important to many insects before they go into hibernation. Some of the main insect species which forage on the nectar and pollen of ivy are bees, hoverflies and common wasps.*

*It is an important food plant for some butterfly and moth larvae such as holly blue, small dusty wave, angle shades and swallow-tailed moth.*

*Many rare insects are attracted to ivy flowers, including the golden hoverfly.*



- 16 The site of the proposed annex is on ground that was cleared as part of the original construction of the main house so no trees or planting will be disturbed as part of the proposed development.
- 17 The annex will utilize the existing sewage treatment plant that has been installed on the site

#### **Access**

- 18 Access to the annex will be by foot only – any parking for visitors will be within the existing parking arrangement for the main house which currently provides parking space for more than 4 cars.

#### **Conclusion**

- 19 The annex is to be used solely in connection with the main residence and will not be separated in any way to form a separate dwelling – the applicant is happy to have a condition attached on any approval setting confirming this.
- 20 For the reasons stated above and along with the associated drawings we ask that planning approval be granted.

11<sup>th</sup> Jan 2024