

## **DESIGN & ACCESS STATEMENT FOR A PROPOSED ANNEX TO 112 BENNETT AVENUE, ELMSWELL. Ref: 23/500**

### **Introduction**

This Design and Access Statement accompanies an application for an intergenerational, self contained annex to the existing house at 112 Bennett Avenue. The new owners, with parent's assistance, have purchased 112 Bennett Avenue, with a view to provide said elderly parents with independent living and close family support. The annex and main house will remain in single family residential ownership.

The parents, Michael & Kathrine Burdett, currently own an under occupied 6 bedroom house in Leicester. This proposal will allow for it's sale to an extended family. A modest contribution to increasing the country's housing stock.

The proposed annex is sited between the existing double garage and 1800mm high boundary fence to 110 Bennett Avenue. It is set back from Bennett Avenue, with the projection into the rear garden aligning with the back of the neighbour's garage.

The annex will occupy an area of garden, which has long suffered neglect as a consequence of it's remoteness from the living areas of the existing house. The annex will encourage development of the landscape and greater beneficial use of this area of garden.

To add context:

In 2017 the previous owner of 112 Bennett Avenue sought to sell this part of their garden for the construction of a separate 3 bedroom, 2 storey detached dwelling with associated works. The subsequent Planning Application, Ref DC/17/03792, was refused approval on the grounds that it "by virtue of its siting, scale and layout represents an overdevelopment of the application site, resulting in a cramped and contrived form of development that would be intrusive and harmful to the character of the area"

This modest and very different scheme seeks to address those issues.

### **Design**

The proposal is for the construction of a brick built, single storey, rectangular building, 12.815m (12.115 internal) long by 6.965m (6.265 internal) wide, with a 30 degree dual pitched roof, 4.7m high, providing 75.9 sq.m of living accommodation made up of average sized rooms, fit for two adults (the existing house provides 214.5 sq.m). All similar in scale to the adjacent single storey elements of the existing house. The rectilinear form of the two storey part of the existing house, with render and brick detail, is also reflected in the proposed annex.

The annex, as an adjunct to the existing house, is further reinforced by the selection of external building materials to match the existing and by the entrance being tucked around the side.

The siting, layout and scale of the single storey annex offers a continuity of the existing built form, whilst the set back, existing high boundary fencing and retained fence, tree and hedging to the front, serve to reduce further the modest visual 'impact' from Bennett Avenue and the surrounding area.

The habitable rooms within the annex will largely face south-east to Bennett Avenue and south-west into the rear garden of the existing house, with the integrity and privacy of the large local rear gardens maintained.

The wrap around garden will remain spacious and common to and accessible from, both the existing house and the annex. The annex will feature a 900mm wide path around all sides with a patio to the south-west. The existing 1800mm high boundary fencing to the front and side will remain, whilst the gates fronting Bennett Avenue will be removed. New 1800mm high gates and fencing will secure access to the rear.

A small conifer (T1) within the footprint of the proposed annex will need to be removed, whereas an ash tree (T2) to the front will be retained, with the annex located clear of the tree's root protection area, as defined under BS5837.2012. (see Appendix) The existing hedging to Bennett Avenue will also be retained. All as shown on the site plan.

To add context:

Re. Planning Application, Ref DC/17/03792, referred to earlier, the Council's Arboricultural Officer at the time, David Pizzey concluded that "The trees affected by this proposal are of insufficient amenity value to warrant being a constraint"

### **Access**

Currently the existing house provides six off road car parking spaces, including two within the large garage, as shown on the site plan.

It is intended to allocate one of the garage spaces to the annex and share the four outdoor spaces with the existing house. The vehicle and pedestrian access off Bennett Avenue and the vehicle forecourt are to remain as existing.

The site is generally some 450mm higher than the vehicle forecourt. Pedestrian access to the entrance door of the annex will be via a footpath with a gradient no greater than 1 in 12. Door widths, passageways and rooms generally will allow access for wheelchair users.

The site is within pedestrian access of all local facilities, including bus and rail services.

Appendix:

BS5837.2012: The root protection area (RPA) is calculated using the diameter of the tree's trunk at 1.5m above ground level. The calculation is the same for all trees. For trees with a single stem, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. Ash tree (T2) has a stem diameter at 1.5m above ground level of 310mm and thus a RPA with a radius of 3.72m.