

## DESIGN AND ACCESS STATEMENT

January 2024

Description: Two market flats in the grounds of Ivycrest, 26 the Avenue

### 1. Justification

The proposed development will provide independent accommodation for the current owner's adult child with complex health care needs. They will likely require a full-time live-in carer in the near future, as they have a degenerative illness and are currently a wheelchair user. They also have recently been diagnosed with Cystic Fibrosis, impacting negatively the timeline for when full-time care will likely be required. (See attached supporting documentation letters from NHS) The development aims to provide accessible independent living for the family member and separate living accommodation on the first floor above for their live-in carer.

The existing accommodation in the main house (no 26 The Avenue) isn't suitable for meeting the user's needs as there is no downstairs toilet, and a significant number of steps and level changes across the property, even at ground floor level. It is also important for this young person to have autonomy over their environment and space and a sense of independence from their parents for their mental health and sense of well-being.

The two flats both comply with the Nationally Described Space Standards for a 1Bedroom/2 Person dwelling.

The proposed provides suitable accommodation for a wheelchair user, complying with the Building Regulations M4(3) Wheelchair User Dwelling, where reasonably practicable, as the proposal seeks to retain and repurpose the existing outbuilding.

### 2. Planning History

#### **Creation of two new one bedroom flats fronting Avenue Road, with integrated bin and bike store to serve the flats**

Ivycrest 26 The Avenue Wellingborough NN8 4ET

Ref. No: NW/22/00739/FUL | Received: Tue 18 Oct 2022 | Validated: Tue 18 Oct 2022 | Status: Decided

#### **Creation of three new flats in the existing garden land of 26 The Avenue, fronting Avenue Road. Development to comprise of 2 no. one bedroom flats and 1 no. two bedroom flat. Integrated bin store to be provided to serve flats.**

Ivycrest 26 The Avenue Wellingborough NN8 4ET

Ref. No: NW/22/00464/FUL | Received: Mon 27 Jun 2022 | Validated: Tue 19 Jul 2022 | Status: Unknown

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### Dwelling

26 Ivycrest The Avenue Wellingborough Northamptonshire NN8 4ET

Ref. No: BW/1982/0130 | Received: Tue 02 Mar 1982 | Validated: Tue 02 Mar 1982 |

Status: Decided

### 3. Parking

The proposal includes 4x parking spaces in the garden of the main property, complying with the guidance provided. One spot will comply with the disabled space requirements set out by the building regulations M4(3). There will be a compliant and accessible pathway to the shared entry door, along with bin storage and covered bike storage provided.

### 4. Design

This application has several changes from the previous application (no. NW/22/00739)

- 1) The bike store is now located in the garden space of 26 the Avenue. The internal space gained allows the hallway, bedroom and bathroom of GF flat to be M4(3) space compliant for wheelchair occupant.
- 2) The roofline of the 1F addition has been adjusted by dropping to a hip style roof, this is to minimize the impact of the proposal to the rear GF spaces of 26 the Avenue, as the previous proposal could have had a looming appearance over the existing property.
- 3) The configuration of the bin store has been improved, with a sliding style door directly onto Avenue Road.
- 4) Private Amenity Space for new dwellings

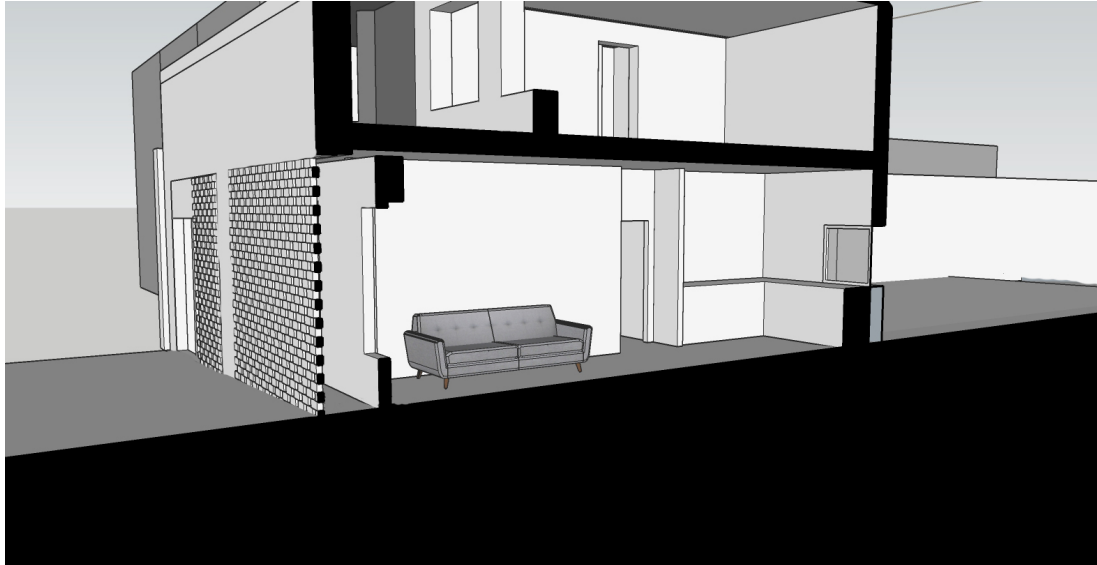
To improve the quality of space, a small amenity garden space has been allowed for in the ground of 26. Two new roof lights and a clerestory window in the open plan kitchen/living/dining room have been proposed. This will improve the interior space by allowing for cross ventilation and for the occupant to have a view of trees and sky, without creating overlooking issues. This will improve the visual amenity of the ground floor flat.

### 5) Defensible Space

Inset 'Loggia' Design - A brick wall of heritage interest stands along the Avenue Road frontage to the proposed development. However, it is not listed. Instead of the windows opening directly onto the pavement, inserting a loggia-type front terrace, into the wall by adapting the existing openings in the wall to create 'hit and miss' brick screens which would be integrated into the

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historic wall. This will create defensible spaces while retaining and enhancing the existing brick wall, creating security for the occupier while allowing daylight to enter the spaces.



*Fig 4.1 - Section through proposal showing inset 'Loggia' style terrace to set back windows from Avenue Road*



*Fig 4.2 - Precedent images of 'hit+miss' brick screen. Creating security and privacy while allowing light to filter through*