

## Design and Access Statement

**235 Halling Hill, Harlow, CM20 3JS**

### INTRODUCTION

The above small, end of terrace house was purchased recently by the Keskos family who moved to the UK in the mid 2010's. Residing in rented accommodation until now, this was the biggest house that they could afford to buy and even though inadequate for their needs, they saw the potential to make it work for their lifestyle due to the large rear garden.

The existing two and a half bedrooms, all on the smaller size together with the solitary WC do not meet the expectancies of any but the smallest family units. Mr & Mrs Keskos have a 27-year-old son who works in the family construction company and a 21 year old student, both living at home. The house cannot be extended to provide adequate space for the family needs.

### PROPOSED DESIGN

The proposed works consist of the construction of an outbuilding to be used as the residency of the oldest sibling. With it's own separate entrance, it will provide the independence needed for a young adult and close enough to share the family values by choice. Whereas this may appear a little strange, this is common in the Mediterranean family style where elderly parents or other members may be living close-by in an extended family home. The younger student may then use the smallest bedroom as a study room and by constructing a new shower room complete with wc on the ground floor, then the house will be equipped with sufficient sanitary fittings for the family. In future, the outbuilding may possibly be used by the parents when one of the siblings leaves the family nest and the other one remains with his/her new family.

The outbuilding will be of traditional appearance and construction, comprising facing brickwork to match the existing nearby facades with a flat roof and u-PVC windows and external doors.

### LAYOUT

No changes are proposed to the external layout apart from the outbuilding as described above.

## SCALE

Details of the dimensions are shown on the submitted drawing.

## LANDSCAPING

No landscaping works are involved other than tidying up the remaining lawns after the development.

## APPEARANCE

The proposals will not be visible from the street. The development will only be visible from the upper rear windows of the immediate neighbouring houses and then they will see another outbuilding similar to others in the adjacent gardens.

## USE

No changes of use are proposed.

## ACCESS

The existing entrance to 235 will remain unchanged. The side garden access will become the entrance to the rear granny flat. No physical changes to the existing access arrangements are proposed.

*March 2024*