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DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR THE CONVERSION OF A SINGLE STOREY LOUNGE INTO A SELF CONTAINED ANNEXE ACCOMODATION At THE GABLES, BUXTON ROAD, LEEK



June 2016



DESIGN & ACCESS STATEMENT

INTRODUCTION / CONTEXT

The Design and Access statement has been prepared to accompany the planning application the change of use of a residential reception room of an Edwardian house into self contained residential living accommodation annexed to the main house, with a rear single storey extension

The applicants have recently purchased the property with the view for their son and his family to live in the main house, whilst they live within the proposed annex accommodation. The applicants will be on hand to look after the 3 grandchildren whilst their parents are working.

The Gables is a three storey Edwardian semi-detached property, with 6/7 bedrooms and 3 large reception rooms. The proposed reception room for conversion is located within the single storey annex to the right of the kitchen accessed via a side door, leading to a shared porch with the main house kitchen and also to the lounge and a WC.

The proposed annex accommodation will provide a bedroom, bathroom, lounge and kitchen, also a small laundry room. The main house shall generally remain the same.

PROPOSAL

It is proposed to convert a large lounge area within a single storey annex to the main house into a self contained living accommodation. The proposed accommodation shall form annex accommodation to the main dwelling having a lounge, bedroom and bathroom & kitchen. External garden, driveway and parking spaces shall be shared by the whole household.

The existing rear of the property has splayed walls and windows with a hipped part octagonal roof. The proposed work would require the removal of the splayed wall and is proposed to be extended approximately 1.6m back from the rear of the building.



Whilst the applicants are close to retirement age, they are still very active. They have 3 grandchildren they look after during holidays and after school. The roles may reverse later in life as they become more dependent upon their children and grandchildren, and the proposed annex accommodation will offer that flexibility

SITE APPRAISAL

The property has parking spaces for at least 7 vehicles, with additional space within a double garage for vehicle parking. The access is from a driveway off Buxton road through a gated entrance.

There is a large garden to the rear of the house which would be shared by occupants of the household as a whole.

USE / AMOUNT

The proposed scheme would make use of a part of the living accommodation of the main house which appeared to have been generally unused by the former owners. The room is accessed via a shared porch through the kitchen, or a secondary doorway from the rear conservatory.

The proposed use will allow the occupants live within the annex accommodation whilst their son and daughter in law live with their children. The applicants generally mind the children whilst their parents are working. The proposed arrangement will allow a flexibility for the whole family to live together, whilst maintain a degree of separation and privacy.

LAYOUT

The proposed modest single storey extension will generally square off the rear of the single storey annex, providing views onto the shared garden area

SCALE

The scale of the existing building shall not be generally altered as part of the proposal. A modest rear extension could only be seen from the garden of the property

LANDSCAPING

There is no proposed alteration to the existing landscape

APPEARANCE

The existing front elevations would remain generally the same, a small roof light is proposed to the front to give natural light to the rear of the proposed kitchen. A pyramid style lantern light will be fitted behind a parapet wall giving light to the shared porch.

The proposed rear extension is generally squaring off the rear of the building, and shall be finished with a hipped roof, using red/brown brick and clay tiles to match the existing appearance.

ACCESS

The existing access to the property shall be retained via the shared driveway. A large door to the side of the main house will give access to the main kitchen and also the proposed annex accommodation. The proposed annex is raised approximately 380mm via 2 steps above the porch floor level and is therefore not wheelchair accessible. There is no current requirement for wheelchair access, however if the need arises, there is sufficient scope to install a platform style lift within the shared porch.