MODE Architects Limited

DESIGN AND ACCESS STATEMENT

Conversion of existing Garage and new first floor extension to form new Annex.

Issued: September 2019

Job Reference: 19 017 /DA/V01

Site Address:

33 Mulberry Way, Leek, Staffordshire, ST13 5TL

Client:

Ms D Chenoweth

Proposal:

Conversion & extension to form new annex

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1 INTRODUCTION

1.1 MODE Architects Ltd. have been instructed by Ms D Chenoweth to seek planning permission for the conversion of an existing residential garage into accommodation for a dependent elderly relative.

1.2 The application is submitted in full and seeks approval of all matters.

1.3 The proposal has sought to achieve a design that meets the requirements of the applicant, whilst providing best practice in layout and built form but also understanding, respecting and enhancing the form and character of the local typology.



Figure 1 Existing Site Plan

2 USE

2.1 The existing property is a residential dwelling and the client is seeking planning consent to develop an existing garage into a new Annexe to accommodate her dependent elderly relative.

2.2 The clients relative would like to maintain their independence but have the peace of mind knowing that Ms Chenoweth is only seconds away if they require urgent assistance or feeling vulnerable as opposed to a 3hr drive away to the North East (No other relatives nearby).

2.3 With the clients relative living on the site this provides reassurance to the family for his welfare and security whilst the relative does not feel a burden by maintaining their own independence.

2.4 The accommodation would comprise of a lounge area within the existing garage whilst the first-floor extension directly above it will provide a new bedroom for the applicants elderly relative. This will be connected to the lounge through the installation of a platform lift to provide the necessary access.

2.5 The proposed annex will not have a separate address nor would it require separate utility provisions and will be purely be used to provide ancillary accommodation for the property and its occupants.

3 THE SITE DESCRIPTION

3.1 The property is located at 33 Mullberry Way and is a new build (approx. 10 years old) detached residential dwelling that is part of a wider housing estate.

3.2 The proposal features off road parking through the provisions of an existing Tarmac driveway that can cater for up to 3 vehicles, whilst also leaving enough space for a visitor or if urgent medical assistance was required.

3.3 The site is not within a flood risk zone and is not near any listed buildings.

4 AMOUNT

4.1 The proposal seeks conversion of the existing garage and first floor extension directly above it.

4.2 The existing ground floor foot print will not change.

4.3 The first floor extension including link to the main house has a gross increase footprint of 30m^2. This is deamed to provide sufficient space to enable the occupant to comfortably move around the space and also factor in the required floor space for the new platform lift.

5 LANDSCAPING AND ENVIRONMENT

5.1 The hard standing and landscaping comprises of a tarmac drive, paving stones and grassed areas.

5.2 As part of the proposals the existing landscape will be unchanged and will be shared in conjunction with the existing property with no separate outdoor spacer of its own.

6 LAYOUT

6.1 The proposed annex will not have a separate address nor would it require separate utility provisions and will be purely be used to provide ancillary accommodation for the property and its occupants.

6.2 The proposed annexe will not feature a kitchen and all meals will be prepared by the client for the dependent relative. By having a single kitchen it will also provide interaction for both the client and relative ensuring quality of life is maintained.

7 SCALE

7.1 The size of the first-floor extension creates an additional footprint of 30m².

7.2 The first floor extension is stepped in to reduce the mass and visual impact on the neighboring properties. This also reduces the ridgeline, ensuring the extension is subservient to the existing dwelling.

7.3 The eaves level will match the existing eaves of the property. By stepping in the floor plan for the first floor extension the scale and proportions of the architectural typology are mirrored.

8 APPEARANCE

8.1 The external appearance aims to match the appearance of the existing property for continuity.

8.2 The first floor is slightly stepped back to reduce the mass and impact on surrounding buildings, whilst also creating visual contrast to an otherwise blank elevation on the proposed side elevation.

8.3 The new mono-pitched roof will provide a sheltered canopy for the main entrance to the property creating a wraparound effect and preventing the occupants and visitors do not get wet whilst entering the property.

8.4 The first-floor windows on the side extension (within the bedroom) will be frosted glass to preserve the privacy for both the applicants and the neighboring property.

8.5 It is important to highlight that no first-floor windows are to be provided on the alternative side elevation to maintain privacy to the neighbors with rear gardens.

8.6 All new windows are to match the existing property.

8.7 New roof construction is to follow the same pitch of the existing roof and have tiles to match the existing roof.

9 ACCESS

9.1 Access to the property will be through the existing main entrance for peace of mind and safety and security, with a new access door to the rear garden to allow the relative to gain access from their annex to promote their independence and well-being.

9.2 The existing driveway has access provisions for up to 3 vehicles.

10 RELEVANT PLANNING POLICY:

10.1 Mode Architects Ltd have identified Key Legislation to support our planning application:

10.2 **The Care Act 2014 Legislation 'The Care act 2014** highlights that 'Local authorities have a duty to provide preventative services to maintain people's health'.

10.3 **Part 1 General responsibilities of Local Authorities – Section 1 Care and Support Legislation:**

10.4 **Promoting individual well-being:**

- The general duty of a local authority, in exercising a function under this part in the case of an individual, is to promote that individual's well-being.

- 'Well-being' in relation to an individual means that the individual's wellbeing so far as relating to any of the following-
    - Personal dignity (including treatment of the individual with respect)
    - Physical & mental health and emotional well – being
    - Control by the individual over day- to day life (including over care and support, or support, provided to the individual and the way in which it is provided).
    - Participation in work, education, training or recreation
    - Social Well-being
    - Domestic, family and personal relationships
    - Suitability of living accommodation
    - The individual's contribution to society

10.5 **Clause 3:**

- The importance of beginning with the assumption that the individual is best placed to judge the individual's well-being;
- The individual's views, wishes, feelings and beliefs;
- The importance of preventing or delaying the development of needs for care and support or needs for support and the importance of reducing needs of either kind that already exist.

10.6 **Staffordshire Moorlands District Council Guidance:**

- The national planning policy framework (NPPF), Section 7 (Requiring Good Design) sets out that; The Government attaches great importance to the design of the built environment.
- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Our proposals aim to be an example of good design through the careful selection of materials that respect the existing dwelling whilst future proofing the dwelling and having a positive impact on the occupants. The materials selected are high quality, long lasting and has been designed so it is fit for its intended purpose.

10.7 **National Planning Policy Framework:**

- Promoting Health and safe communities

- Section 91 states Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
  - Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

Our proposals would create a healthy, inclusive and safe environment for our client and their elderly relative whilst also reducing the strain on the NHS and other Social Care services. The proposals will enable the clients relative to live a healthy lifestyle and continue to perform daily activities with the assistance of Ms Chenoworth when required.

10.8 **Housing for Local People Design Guidance:**

- Section 3.6 stipulates that 'Notwithstanding Housing Legislation, the council therefore proposes that future approvals for residential development will be restricted to development that meets the housing needs of local people who satisfy at least one of the following criteria:
  - They have lived continuously in the Staffordshire Moorlands community for at least 5 years.
  - They need to support their family currently living in the Staffordshire Moorlands or are themselves in need of family support;
  - They are employed in the Staffordshire Moorlands.

The client works for the local NHS services and has lived within the area for many years. As per the guidance provided by the local authority the council should provide approvals for residential developments that fulfill the requirements of local people.

10.9 **SMDC Design Guidance:**

- Roof Design:
- Section 2.0 stipulates that the council have a preference in roof styles and that there should be addressed as follows:
    - The roof form should be simple with a dominant roof line and, where appropriate to the locality or the building emphasized by gables.
    - Flat roofs should be avoided.
    - 'Similarly, a hipped roof is not part of the building tradition in the district'.

The proposals follow the same eaves height and feature a gable end roof as per the guidance contained within SMDC Design Guidance.

Summary Statement:

Based upon the findings contained within the report, Mode Architects would like to seek **approval** for the project and believes that the positives outweigh the negatives and will actively enhance the clients lives and wellbeing through promoting independence as well as reducing the strain on healthcare and other social care and local authority services.