

2 Bramble Close Uxbridge UB8 3QE

Design and Access Statement: Proposed Annexe

Introduction: This Design and Access Statement in support of the application for an annexe at the above address and is to be read in conjunction with the supporting drawings.

Background: The purpose of the annexe is to provide accommodation for the son and daughter-in-law of the owner of the main dwelling.

Overview: 2 Bramble Close is a semi-detached dwelling on the Western side of Bramble Close. The plot is on an East / West axis with its rear boundary at the Western end.

The site area is approximately 337sqm.

The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties. Many of the properties have been extended.

The property is neither Listed or in a Conservation Area.

The annexe will be located adjacent to the boundary of the rear garden.

Design: The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

This application comprises the construction of a detached outbuilding at the rear of the site. The building would provide a living room, kitchen, bedroom and a shower room.

The annexe would have a low flat roof and be constructed using SIP's.

Scale: The annexe is of a size that it will not erode the rear garden or overdevelop the site.

Construction: The garden room will be constructed using SIP (Structurally Insulated Panels).

This method of construction is considered "Green " technology and provides thermal performance in excess of that required by the Building Regulations. Additionally it is quicker to build meaning that any potential disturbance to neighbours is greatly reduced.

The foundation system is a "no dig screw pile" system and will have no impact on the adjacent trees.

Materials / Appearance: The front / house facing elevation clad with vertical Cedar cladding with a PPC aluminium trim detail. The other elevations will be clad with cement particle board and finished with grey "weather shield" paint.

Windows and glazed doors will be Anthracite / grey uPVC frames fitted with double glazed units. Glazing has been located to preserve the amenity and privacy of the neighbouring properties.

The roof will be finished with a grey coloured single ply membrane system.

Windows and doors have been located to preserve the privacy of neighbours.

Access: The existing access to the main house will remain and the sole access to the annexe will be through the house

The existing car parking will not be affected by this application.

Additional information: The applicant has provided the following statement / information in support of their application:

“I, Mrs Read, will be 75 in May and have lived in this house for over 50 years. It's where my husband and I made our home, working hard to maintain and improve the house and garden and raise their children. I lost my husband in December 2017 and I am finding it very hard.

My son Steven and his wife had been living in America for 35 years but they decided to sell up and take early retirement to allow them to move back to the UK and care for me.

I am very happy to have the company and security of my son and daughter in law at home, however at my age and after so many years living with just me and my husband I am finding it very stressful to accept change within the home and changes to my routine.

The ideal solution would be for my son and daughter in law to stay with me, in an ancillary building in the garden. This will provide me with live-in family carers, available just steps away to provide physical, mental and social support, as well as the security of not living alone, but will maintain my desired independence as long as possible.

Our family explored the options of a loft conversion or rear extension however the stress of building work on the main house would be far too much and detrimental to my health.

The ancillary building would be unobtrusive, and in keeping with the garden due to its small footprint and cedar cladding.

Traffic and parking will be unaffected, with a total of just 3 people living in the house/ancillary building, and room on the driveway for the 2 family cars.

The family understands concerns of the council regarding use of the building and are fully prepared to enter into a Unilateral Undertaking stating that the building would never be sublet in the future. We have already contacted a solicitor who will work with the Council's solicitors on agreeable wording."

Assessment of the Proposals: The proposed annexe room:

- i. due to the absence of an independent access and services mean that the annexe will be ancillary to the main dwelling
- ii. is located and sized to respect the setting, location and neighbouring houses
- iii. finished in materials sympathetic to its location
- iv. will use non-invasive foundations
- v. The applicant would accept any Condition of approval that the council felt appropriate to ensure that the annexe could never be separated from the main dwelling.

Consequently the proposed annexe will not materially harm the character, appearance of the house, street scene or the wider locality.