



**RA143**  
**Design and Access Statement**  
**Link Extension to High Brake House and 127 Chatburn Road**  
**(incl. Change of Use C3 to C2)**

**History:**

- Planning application 3/2009/0700 for a rear extension with 12No bedrooms approved 6<sup>th</sup> Nov. 2009.
- An alternative planning application 3/2011/0170 for a smaller rear extension and a front extension was approved 26<sup>th</sup> Apr 2011, these extensions have been completed.
- Pre Application Enquiry RV/2014/Enq/00086 for a front lounge extension and additional bedroom was submitted on 28<sup>th</sup> May 2014. The planning officer had concerns over the effect on the existing front elevation.
- Planning application 3/2014/0989 for a rear bedroom block was approved 14<sup>th</sup> July 2015. This project was recently completed.

**Evaluation:**

- The applicant has a requirement to increase the amount of lounge / dining space available to residents. A number of options to provide an Assisted Living facility have also been explored previously and this facility should be considered as part of this scheme.
- Several previous schemes have been considered including the demolition of the existing house and construction a new, multi-storey building. These schemes have been discounted as the applicant considered the resulting size of the Home would be too large and would detract from the feeling of a smaller, family run home.
- The intension is to extend the existing small lounge into the adjacent bedroom within the existing home, this would provide additional dining / lounge space.
- A large Dayroom is required that could be used for other functions relating to the home. A further two bedrooms are required in addition to the one to replace the bedroom lost in the current Home.
- The additional bedrooms would bring the total for the Home to 38 plus two bedrooms in the Assisted Living facility.
- 10No car parking spaces required ( 1 per 4 Bedrooms)
- Allow for one additional bay for disabled parking.

**Design:**

- It is proposed to build a new 'Link Extension' between the existing Home and the neighbouring property currently being purchased by the Applicant. This should accommodate the additional bedrooms and the large Day / Function Room.
- The existing house should be used to accommodate the Assisted Living facility at ground floor level.
- The rear of the existing Home has grey recon. stone facings with buff coloured art. stone features, upper wall are finished in a grey coloured render. The roof

appears to be finished in natural slate to the original building and art. slate to recent rear extension.

- The existing house (No127) is constructed from facing brick at lower ground floor level and rendered masonry at ground floor level. The roof is finished in profiled concrete tiles.
- The proposed link extension will be finished in materials to match the extensions to the existing Home. The existing house will be re-roofed in art. slate and the walls re-rendered to match the existing Home.

**Landscaping:**

- The existing rear garden area will be re-modelled and linked to the garden at the rear of the Home via an extended ramp.
- The small tree at the bottom of the garden is to be retained.
- The garden to the front of No127 will be re-landscaped to suit the amended access.

**Access:**

- Existing vehicular access / pavement crossing to remain as existing.
- A new driveway and turning space provided together with two parking spaces.
- Access to the new assisted living areas will be via the existing home however the existing entrance door to No127 will remain.