

Heritage and Design and Access Statement



Proposed Annexe Extension

14 Kirklands, Chipping

HERITAGE STATEMENT

1. ASSESSMENT OF HERITAGE SIGNIFICANCE

14 Kirklands is rendered semi detached property at the end of a small cul-de-sac in a small 1940s, early 50s housing estate on the edge of the village of Chipping. The village is in an Area of Outstanding Natural Beauty.

Although Chipping is an historic town with a conservation area and a number of listed buildings 14 Kirklands is outside the conservation area and is typical of many post war houses with rendered walls and steeply pitched tiled roofs.

2. ASSESSMENT OF IMPACT

This corner plot is unique in that it has garden area to the side and rear with pedestrian access to a rented garage giving convenient access to a car. The rented garages conveniently screen the development. The proposal does not impact on any views from adjoining neighbours indeed the view for adjoining neighbours has recently been dramatically improved by the recent removal of a tall conifer hedge. This proposal will help to re-screen the flat roof garages.

3. MITIGATION STRATEGY

The single storey annexe extension is designed to reflect the style and character of the house with matching roof slope and materials. The scale of the property is not dissimilar to a double garage and with the exception of the link could readily be considered a detached outbuilding. A shallower roof has been considered but this does not sit well with the character of the main house roof and nearby properties. The location of the annexe has been carefully considered to provide two distinct garden areas and therefore minimise the impact on the neighbour's gardens either side of No14.

DESIGN AND ACCESS STATEMENT

This proposal is for an annexe extension for a family member who is expected to become wheelchair dependant and require attentive care by their partner. Consultation with all the neighbours prior to this application revealed no objections.

1 Layout

The proposal is sited in the rear garden which, being a corner plot, is quite extensive. A timber shed and garage currently on the site are to be demolished as part of this application. The occupier will eventually spend many hours in bed. To this end it is important that the bedroom as well as the lounge have a decent outlook with the potential to bring the garden into the bedroom by providing French windows. The scheme is designed so that there can be some independent living whilst family members are close by if needed.

2 Scale

The extension is sized to enable easy wheelchair access to all parts of the annexe including providing for an able bodied partner. The annexe extension is 9.48m x 6.19m and is 4.66m to the ridge and 2.24m to the eaves. At the same time the existing flat roof annexe is re-roofed with a pitch roof forming an additional canopy and glazed link. The annexe is dwarfed by the houses and their roof especially by using the smaller roof to link to the house. The large flat roofed bank of garages conceal the extension when viewed from the North. The existing property commands a garden area of 163sqm to the side and rear. The extension takes up 63sqm of that (39%).

3 Landscaping

Existing hedges have recently been replaced by timber fence panels. Otherwise landscaping will ensure that paving slabs give level entry to all doors. The existing hedge between the adjoining neighbour will be allowed to grow to 1.6m high to help maintain privacy for the neighbour and the people occupying the bedroom.

4 Appearance

Being in an area of outstanding natural beauty It is felt quite strongly that the appearance of this extension should reflect the character and scale of the existing 1950s properties. The position of the extension has been carefully chosen to keep it as far away from the adjoining neighbour as practical. By choosing precisely matching materials and eaves/verge treatments it is hoped to give the appearance that the extension may have been built at a similar time to the house. The unique position of this annexe presented by this corner plot means no precedent is set by this proposal.

5 Use

The annexe is solely for the use of the family as an annexe to No 14 Kirklands. Conditions to this effect preventing subletting will be acceptable. Whilst officer opinion is that the French windows out to the garden adjoining No 13 should be a window it will become increasingly important that the dependant person enjoys the feeling of being part of the garden when confined to their bed. Raising the height of the hedge or replacing with a 1.8m

high fence is thought to afford sufficient privacy to the neighbour. A condition to ensure the room is only used as a bedroom will be acceptable.

6 Access

!4 Kirklands is at the end of a cul-de-sac with access at the rear to a rented garage and parking space This is an ideal location for transferring a wheelchair user from the car to the house. A canopy is provided at the main entrance to both the house and annexe to facilitate more comfortable access in inclement weather. Level entry is to be provided to doors to the annexe and the rear of the house.