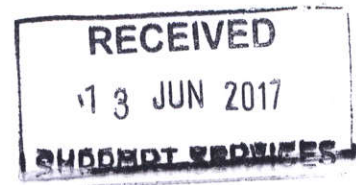


**Design and Access Statement:
Pre-application**



8 Graysons Close, Rayleigh SS6 8LJ

Proposed side and rear extension and internal
and external modifications to provide accessible
accommodation for wheelchair user



CONTENTS

1.0 Introduction

1.1

This Design and Access statement has been prepared to support material for pre-application discussions with Rochford Council to explain proposed alterations to 8 Graysons Close, Rayleigh SS6 8LJ

1.2

The proposals have been informed by guidelines produced by Rochdale Borough Council with particular reference to: Guidelines & Standards for Residential, Development SPD, Adopted June 2016

The proposals have further been informed by advice received from Rochford pre-application service. The application reference is PA/17/00014/PREAPP. Verbal feedback was given but unfortunately written feedback was not.

1.3

This Design and Access statement is to be read in conjunction with the application submission and the associated drawings and the confidential documents sent separately written by Lindsey Grey, Occupational Therapist.

1.4

The proposed works below are to adapt the existing property to meet the needs of the owners son who is in receipt of three Mandatory Disabled Facilities Grants. There is a stated need from Essex County Council for an ramped access/ accessible entrance, graded floor shower area/wet room and a through lift to access sleeping areas. In addition there are a number of 'best practice' recommendations for the size of bedroom for

the disabled occupant and accessible living areas. These documents are being sent separately as they contain sensitive personal information.

2.0 Existing Building and Development Site

2.1

The property is located on Graysons Close, a residential street in Rayleigh.

2.2

Number 8 Graysons Close is a semi-detached house comprised of 2 storeys.

2.3

The front elevation of Number 8 faces north-west with a south-east garden to the rear. There is side access to the garden on the south-west elevation.

2.4

Number 8 Graysons Close shares a party wall with 9 Graysons Close. Number 9 has a ground floor side extension that extends to the boundary line and to the front elevation of the house

2.5

Number 7 Graysons Close neighbours Number 8. There is side access to their gardens between the two properties.

2.6

Graysons Close is a varied non-homogenous cul-de-sac with a range of house designs. The stretch of Graysons Close





Front elevation no. 8 Graysons Close



Front elevation no. 7 Graysons Close



Side elevation no. 8 Graysons Close



Side elevation no. 7 Graysons Close



Front elevation no. 10 Graysons
Close



Front elevation no. 9 Graysons Close
with ground floor side extension



Back elevation no. 8 and 9 Graysons Close



Back and side elevation no. 7 Graysons Close



Rear elevation no. 9 and 10 Graysons Close. No. 10 has a rear extension

that Number 9 is on is a row of three pairs of semi-detached houses.

3.0 Proposed Works

3.1

The external proposal comprises:

- A two storey side extension, set back from the front elevation of the property by 1.5m and to the site boundary
- A one storey rear extension, 3m into the garden with eaves height below 3m.
- New entrance ramp with railings to new entrance in the side extension

3.2

The extension at ground floor provides space for a new accessible entrance with ramp (the existing entrance and associated hallway are not wide enough to be accessible to the residents wheelchair), new through floor lift, a redesigned kitchen with accessible facilities and room to manouvere a wheelchair and level access to the garden.

3.3

The extension at first floor provides space for a graded shower/wet room, through floor lift and a bedroom sized to occupational therapist best practices.

3.4

All new additions have been informed by the assessment of the 'Childen and Yound People with disabilities: Occupation Therapy and Rehab Team' at Essex County Counil with specific reference to Essex County Council document, ref 501639519, prepared by Lindsey Grey, Occupational Therapist.

These documents have been sent separately as they contain personal information unsuitable to accessible by the public on the planning portal.

4.0 Use, Layout, Scale & Appearance

4.1 Use:

The house that this application pertains to would continue to be used as a single dwelling.

4.2 Layout:

The proposal will increase the usable floor area of the property to enable it to be made into a suitable home for its disabled inhabitant. The current front door, hallway and doorways into the ground floor living spaces have been assessed as too narrow for the disabled occupants wheelchair by Essex County Council. A new ramped entrance is proposed to a new side extension leading to an accessible kitchen and dining area with room to manoeuvre a wheelchair. New level access to the garden is proposed - raising part of the garden by less than 300mm to allow the disabled occupant who is currently a child access to outside space.

A through floor lift is proposed in the side extension to reach the disabled occupants enlarged bedroom above with a new wet room to Essex County Councils, Children and Young People with disabilities: Occupation Therapy and Rehab Teams specification.

4.3 Scale:

The new extension adds 39sqm to the ground floor and 17sqm to the first floor. This is a total of 56sqm extra floor space. This increase is necessary to make the house suitable for the needs of the disabled occupant, in particular the first floor side extension which has a through floor lift and meets the sleeping and washing areas recommended by Essex County Councils Occupational therapist.

The new roof to the side extension is 200mm lower than the existing roof to appear subservient.

We are aware of Rochford council's policy for first floor side extensions to be a minimum of 1m from the plot boundary but cannot fit the required lift, access to the house and the size of bedroom the disabled occupant requires - with wet room and ceiling hoist to the bedroom - without the side extension. Given this we sought pre-application advice from Rochford although unfortunately the council has not been able to give written feedback at time of writing (four months from applying). The verbal feedback from Holly Flint was that although the first storey extension would normally result in the application being refused the unique circumstances that require it would be taken into consideration. We were advised to provide a letter from the Essex Councils occupational therapist who has been advising on the scheme and the specification for each of the required spaces. These will be sent separately as they contain sensitive personal information.

4.4 Appearance:

Proposed additions will have materials chosen to allow them to be read as part of the existing context. These new elements on the front elevation are: a tile clad roof to match existing and uPVC windows to the front elevation. A 'porch' of similar appearance to that over the existing box window is proposed over the new accessible entrance. The side extension has been set back 2m from the street elevation to make clear that this is a secondary entrance, subservient to main front door of the house.

Proposed materials will be similar in tone and colour to the existing.

5.0 Amenities of Neighbouring Properties

5.1

No. 8 Graysons Close has two neighbours: Number 9 to the north east with a shared party wall and Number 7 to the south west.

5.2

The proposed ground floor extension extends along the shared boundary line with Number 9. The line of the eaves is below 3m. The nearest window on the ground floor of Number 9 is 1.7m from the boundary and as such there will be little impact on the light quality to this window.

5.3

The proposal infills the side access to the garden of Number 8 bringing the line of the building closer to Number 7. The new extension would not cast a direct shadow on Number 7.

Both properties currently have windows on their side facade but keep their blinds drawn as they look directly into each others windows. There are two windows on Number 7s side elevation: at ground floor the window is in a hallway and at first floor the window serves a staircase, neither are habitable rooms.

6.0 Access

6.1 New access to the house is through a new side entrance with ramp and handrail to the Occupation Therapists specification. Within the house care has been taken to allow for frequent opportunities to turn a wheelchair (1500mm turning circle). There is a new through floor lift to allow the disabled occupant to access their bedroom and washing area.

7.0 Impact on Street Scene

Graysons Close is characterised by detached and semi-detached houses. It is important that the side extension should not cause the street scene to resemble a terrace.

The side extension has been set back 1.5m from the street, both so that the extension appear subservient to the original house. This is in keeping with the advice from Rochford Councils Guidelines & Standards for Residential, Development SPD. The next door house however has a single extension that extends all the way to the front elevation and as such at pre-planning we were told verbally that an extension that came forward would also be acceptable.

8.0 Pre-application advice

On the 10th February our request for pre-application advice was received by Rochford Council. The reference assigned was PA/17/00014/PREAPP.

After the first planning officer assigned the case left Rochford the case was re-assigned to Holly Flint who we met with on 7th of April. Holly Flint was unable to send written feedback before going on sick leave. Mike Stranks was the third officer assigned the case. As we have still (on 12th June) not received written feedback we have applied for full planning as cannot wait indefinitely - the changes are required to meet the needs of the disabled occupant.

Verbal feedback was that everything but the first floor side extension was non-contentious and that even this may be permitted given the circumstances. We would ask that the supplementary information from Essex Council that we will submit separately be taken into consideration. It details the complex, long term medical condition of the applicant and the work Essex's Council suggests is needed to ensure the occupants personal and domestic care requirements are met.

We also ask that the attempt to obtain pre-planning advice be taken into consideration if changes to the application are needed.