

Design and Access Statement

Proposed Annex Accommodation

8 West Park Road, Handcross, West Sussex, RH17 6DN

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed annex accommodation at the above property. The property comprises a semi-detached two storey house, sited on a good size plot on the north side of West Park Road, Handcross, West Sussex. The property is not listed, nor is it situated in a conservation area. The proposal comprises the removal of an existing shed and construction of a replacement building to provide annexed living accommodation for the applicants' son (Ben) who has been diagnosed with Ankylosing Spondylitis, with bilateral fusion of the sacroiliac joints and romanus lesions lower lumbar spine, and will allow him to live independently, while at the same time within the sight and care of his parents. While Ben is currently mobile, the prognosis is such that his condition will continue to deteriorate over time and, ultimately, he will require the use of a wheelchair for mobility. A copy of his doctor's diagnosis report accompanies this application. The proposed accommodation will comprise an open plan living and sleeping space and a separate shower room.
Use	The property is a domestic dwelling and this will not alter.
Amount	The proposed annex will have a gross floor area of approximately 46.5m².
Layout	The proposed accommodation will be located at the far end of the garden and accessible without the need to enter the main dwellinghouse.
Scale	It is considered that the size, height and overall scale of the proposal is acceptable.
Landscaping	Although specific landscaping is not included in the proposal, the building will require the removal of an immature fruit tree, which will likely be re-located.
Design and Appearance	The walls of the building will be constructed with a timber frame, the outside of which will be clad with self-coloured "Cedral" overlapping planks. This material has been chosen for its fire resistant properties, given the building's proximity to the boundaries, and for its low future maintenance requirements. The new windows and doors will have white P.V.Cu frames. The roof will be clad with grey E.P.D.M membrane. The roof will have a single pitch, towards the south (front) to maximise the number of P.V. panels that can be accommodation.

	The proposed building will be well screened from adjacent properties; those to either side being screened by an existing large shed in the garden of No 4 and existing fruit trees in the garden of this property and the planting in the garden of No 10. Screening to the properties at the rear (Nos 63 and 65) is provided by a tall leylandii hedge, which is currently around 4.2m tall, and a large tree in their respective gardens.
Access	Principal access to the property will continue to be via the existing front door, which is unaffected by the works. Step free access to the new accommodation will be provided all the way from the edge of the property.
Energy	The building will be provided with solar P.V. panels and storage batteries and will be virtually self-sufficient in terms of energy needs. Space heating and cooling will be provided by an electrically powered air source “climate controller”, in order to minimise the need for external electricity. The shower will be electrically heated and hot water for the basin and sink will be provided by a small electric instantaneous water heater.
Parking	The existing drive will be retained and is capable of accommodating at 3No 5.0m x 2.5m off street parking spaces.

Site Photographs



View looking down the garden (with back to house)



Existing shed (to be removed) – note tall leylandii hedge in adjacent garden (No 63)



Large shed in the garden of No 4



Existing fruit trees and planting in the garden of No 10