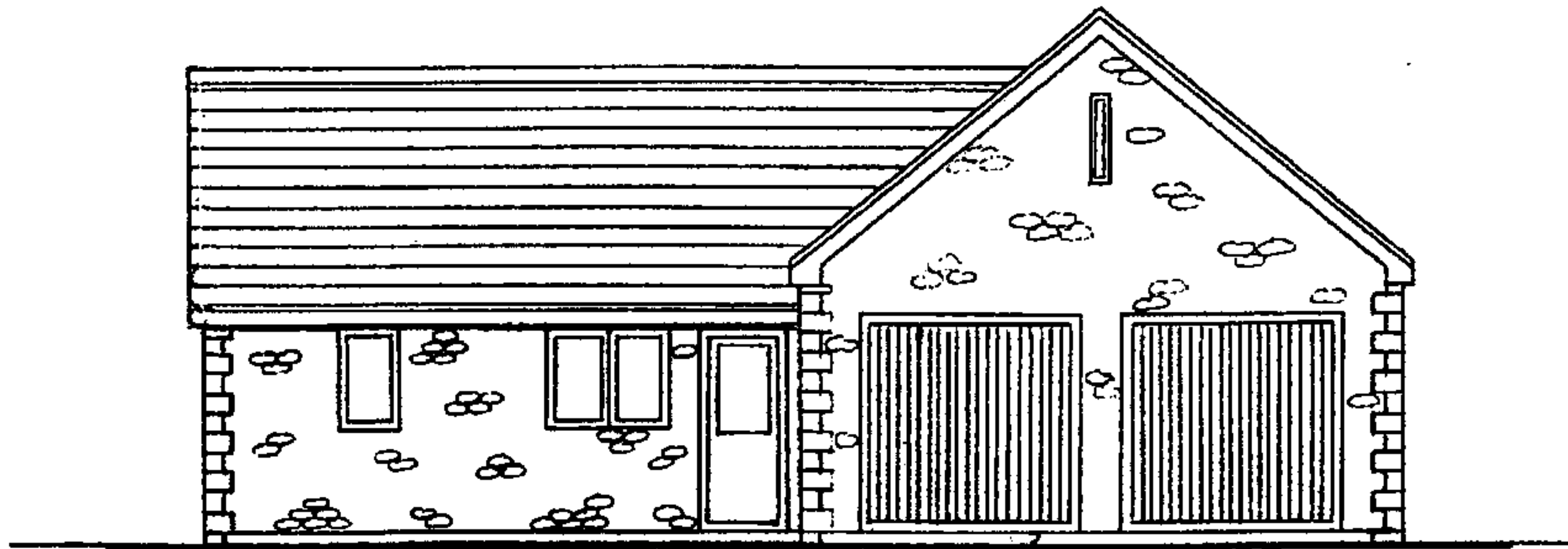


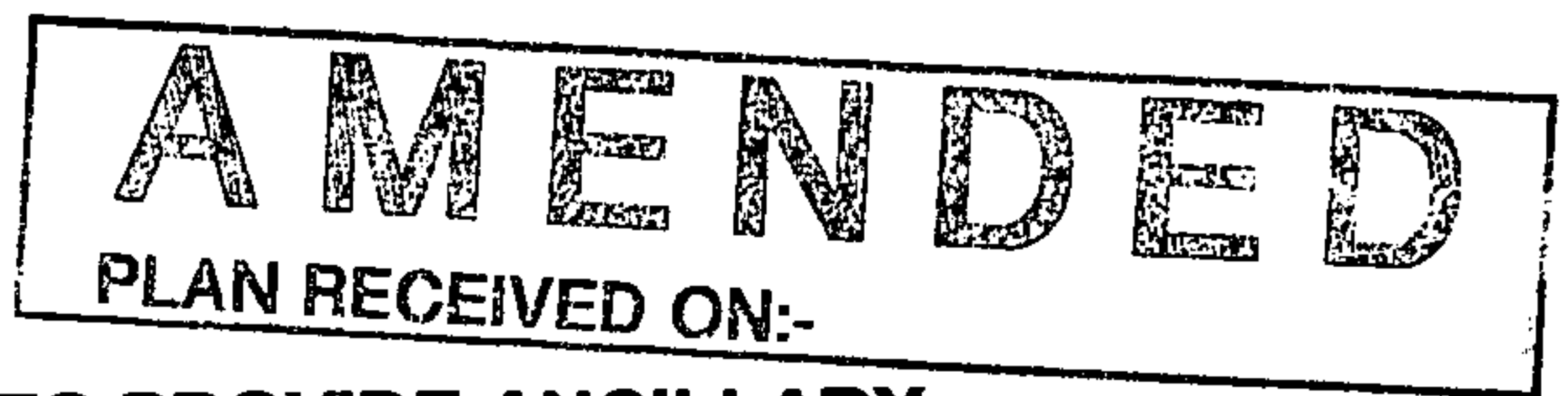
AMENDED
PLAN RECEIVED ON:-

PROPOSED EXTENSION AT TONTEG, CLIFFORD



DESIGN & ACCESS STATEMENT

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30 NOV 2003
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PROPOSED EXTENSION TO PROVIDE ANCILLARY ACCOMMODATION AT TONTEG, CLIFFORD - DESIGN & ACCESS STATEMENT

Process

The existing site comprises a four-bedroomed, stone-fronted house with slate roof, and a detached garage, with stone to front and sides and also with slate roof, set in a gently sloping plot of approximately 0.35 acres.

The extension is intended as accommodation for my father, Mr Robert Brinley Williams, who suffered a stroke in September 2008. He currently lives with myself and my family in our house, in a study which we have converted to a makeshift bedroom.

The proposed extension represents the only way my father can hope to afford a decent living space, whilst still being cared for in a family environment.

The extension would not have any negative impact on local inhabitants and would not be visible from any other local dwellings. The aim would be to avoid any detrimental effect on the local character.

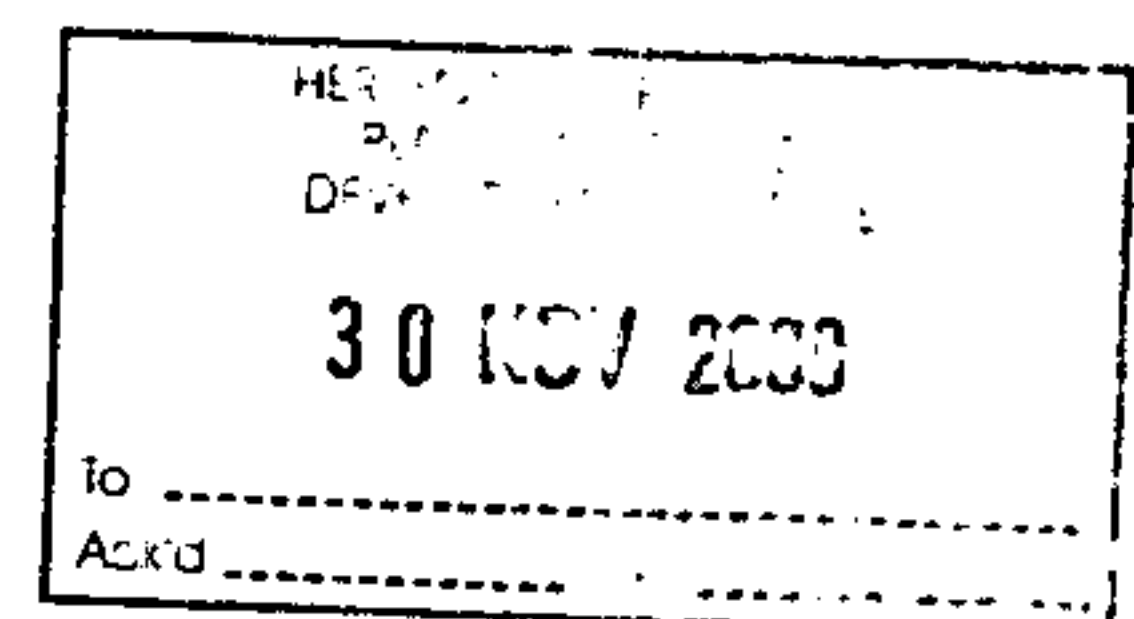
The extension would be designed to blend in with the character of the immediately adjacent buildings and also with other buildings in the area. This would be achieved by the use of similar building materials and styles.

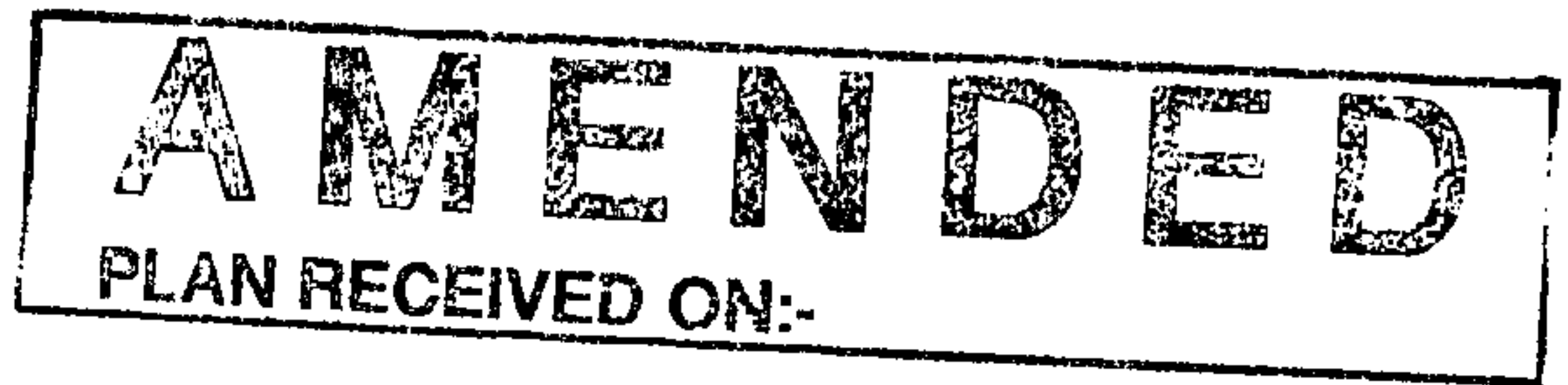
Use

The extension would be used as ancillary accommodation. It is intended as accommodation for my father.

Amount

The development would be a single-storey extension to the existing garage. It would measure 6m long by 5.5m wide by 4.8m high at the apex. This would be the absolute minimum required to provide comfortable accommodation for my father, comprising a living room and one bedroom with ensuite bathroom.





Layout

The extension would face the same way as the existing dwelling, looking out onto the garden. The front entrance would allow easy access via a pathway from the existing driveway. This would be especially important for my father, following his stroke, and would become increasingly important, should his condition deteriorate in the future.

Scale

The proposed extension would be of a scale such as to complement and not dominate the site and the existing buildings.

The roof height would be 1m lower than that of the existing garage and the front of the building would be set back 1m behind the front of the garage. This would lessen the visual impact of the new building on the site.

The sizes of the doors and windows would be of similar proportions to that of the existing house.

Landscaping

The extension would extend into the existing lawn. There would be no subdivision if the plot - the extension would be functionally linked to the host property.

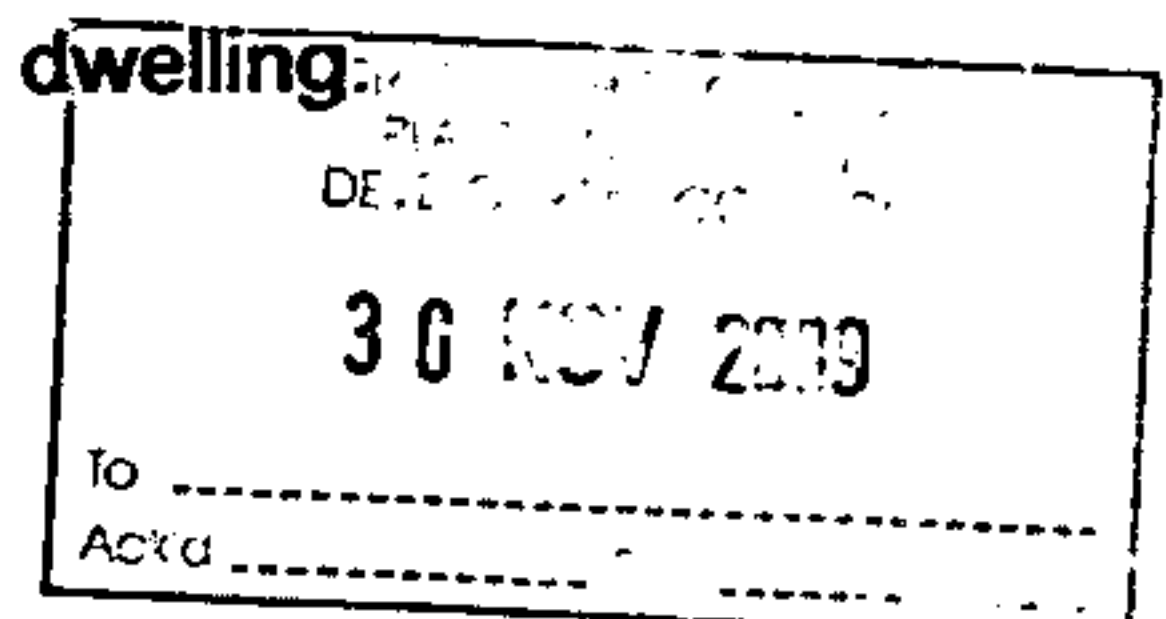
It is intended that no additional shrubs or plants would be planted adjacent to the building, to allow easy maintenance.

A small area of decking may be added outside the rear patio doors once building work is complete, to encourage enjoyment of the rear garden area and the surroundings.

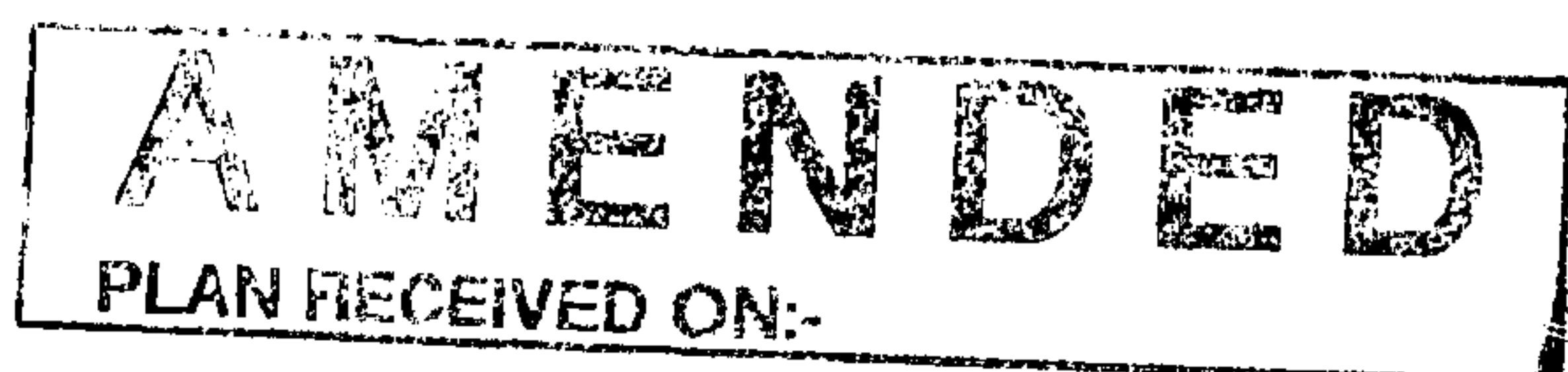
Appearance

The proposed extension would aim to blend in with the existing environment. The materials used, and the proportions and treatment of doors and windows would be the same as that on the existing house and garage, i.e. reconstituted grey slates to the roof, stone walls to front and rear elevations, render to the rear, and hardwood window frames and doors.

The aim would be to sustain the character of Tonteg as a single dwelling



Access



The interior and exterior design of the new extension is intended to allow easy access to all areas of the building by those with mobility issues. This is especially relevant as it is being built as a home for my father, following his stroke.

Access would be via a level, metre-wide path in paving or tarmac, continuing directly from the existing driveway around the front of the building, allowing easy access to the front door. It is intended that a motion-sensitive light would be installed to facilitate access during the hours of darkness.

Internally, the proposal will meet all relevant building regulations.

The interior of the building would be of a simple walk-through design. Access to the front door would be via a single low step, which could be easily converted to a small ramp, if required. Access to any decking area to the rear would be on one continuous level through the rear patio doors.

