

The Lodge,
2 Northaw Place,
EN6 4NQ

Design Statement

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CG ARCHITECTS

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The application is for the erection of a part-single, part-two storey side extension, to incorporate an additional bedroom to the main dwelling house, together with a granny annexe.

The principal reason for this extension is to provide a granny annexe, in order to accommodate the elderly parents of the home owners.

The elderly parents, both of which are in their mid-eighties, both suffer with ill-health, the main issue being dementia and heart conditions.

The aim is to re-locate them from their current accommodation, to the new annexe, so that they live within close proximity to their family, thereby providing them with full time care.

The annexe will be set over one floor (ground floor only), and will have access from an independent door to the front, as well as access via the main house. The layout will comprise of an open planed living/kitchen area, together with a sleeping area.

There will be two access points into the annexe. There will be a main entrance, where visitors and carers can enter from. There will also be an entrance via the main dwelling house, which will be for family members living in the dwelling house.

The primary element of the extensions is to the first floor, over the existing ground floor footprint. There is a small element of enlarged footprint, where an existing storage room is being demolished in order to accommodate the side extension.

It should be noted that In order to make way for the proposed extension, we are proposing to demolish the existing detached garage in order to mitigate any concerns over overdevelopment, and also to reduce the amount of built structures on the site.

The design of the extension is thought to be sympathetic and in character with the existing dwelling house and its surroundings. It is not considered to be detrimental in any way.