

Application for Extension and Garage Conversion 5 Ferringham Way

Ref: DS001

Design and Access Statement

The proposed alterations to the residential property are planned to accommodate an 81 year old family member with special mobility and 24/7 care needs to join the household.

Rear Extension – Kitchen and Wet Room

The intended layout alterations to existing Ground Floor and rear extension will cater for the loss of a laundry/wet room due to the planned garage conversion (see below) and the need for a larger kitchen facility for the family.

These works will be carried out as Phase 1 enabling works, allowing the current kitchen to convert into a decant bedroom near the family bathroom for the duration of the subsequent garage conversion.

The works will include moving of the pool pump kit from the garage together with the installation of hot water solar pods on the new extension roof.

Presently, the existing conservatory is unusable due to its orientation due South and a number of construction defects, resulting in damage/cracking to 2 of the support walls and rising damp.

The proposed new materials are lightweight and sympathetic to the current appearance without additional works to the existing floor slab or foundations. Rendering the Ground Floor Living Room walls in the process will – together with the garage works and extension works – improve thermal performance to approx. 70% of the current GF area, with the remaining 30% to be addressed in future remedial works to the First Floor.

Garage Conversion

The proposed double garage conversion will create a self-contained accessible living and bedroom area with a wheelchair accessible en-suite wetroom. This has been designed to meet both current and future care needs of the disabled family member.

The rooms will require localised air conditioning as the occupant's disability after a brain injury requires temperature regulation to 18deg Celsius.

Materials and alterations as well as new services provision will meet current U-value requirements and we are largely trying to retain and upgrade existing structure to minimize construction time and disruption. These works will be Phase 2 of the construction.

External Alterations

It is proposed to install a flat-pack container (office type) on the front drive to allow for decant storage during construction and to replace storage space lost from the garage conversion long term.

This is a proprietary unit (www.expandacom.co.uk) that we propose to fully clad in grey slatted timber panels to match a proposed new boundary fence.

The existing vehicle entrance is narrow and difficult to navigate for larger, wheelchair suitable vehicles. In summer, the increased parking vehicles from beach-goers makes access and egress from the drive dangerous in relation to its position near the junction and the bus route.

We therefore propose a widening of the access, using the same gravel material on hardcore that is already in place, with the addition of a brick surround to minimize spill.

Existing concrete brick boundary walls and planters are damaged from historic vehicle impact and heave. They will be removed to 2 bricks above ground level and used as a base for new fencing.



Proposed



Existing

Drainage

There is an issue with surface water drainage from West Drive on this site – the run-off from Oval Way towards the drainage channel on Ferringham Way is quite severe and tends to pool at the junction to Ferringham Way. It currently also runs onto our site towards the garage where the drive falls from road level and poses a flood risk. As part of the works we will install land-drains to improve run-off towards the planted/ mature tree areas on our site where the water can be absorbed.

All other new drainage will either be fed to existing sumps/drainage points or run off to planted areas and water butts. The new ensuite bathroom and kitchenette (garage works) will feed into existing FW drainage. A new FW drainage connection to an existing manhole along Ferringham Way will be required for the alteration of the Conservatory, within the site boundary.

Date: 10.12.2020

Ref.: 5 Ferringham Way / DS001