



DESIGN STATEMENT**JOB NO. 4963**

CLIENT : Dr I Caldwell
LOCATION : Merok House Care Home
DATE : December 2014

Proposal

PWP Architects have been appointed to submit an application for the construction of 2 outbuildings to the rear garden of Merok House Care Home.

The existing Care Home has a large rear garden which currently houses a large shed to the rear and a summer house to the eastern boundary. Our client has recently demolished 2 further outbuildings, a shed and a greenhouse, as they were deemed unsafe for the residents.

Our proposal is to construct 2 modest outbuildings to the rear of the garden, both to be the same size and of similar appearance. One of the proposed outbuildings is to be used as an office for the manager of the Care Home, the other is proposed to be used for storage. Please refer to Architects drawings for more details.

Design

The proposed outbuildings have been designed to fit in with the garden setting, and are to be clad in horizontal feather-edged boarding, in English Larch (or similar). The outbuildings are to have shallow mono-pitched roofs with a felt covering. The office building is to have a glazed door and 3 small windows, to allow natural light and ventilation into the space. The garden is surrounded on all sides by a tall brick wall, limiting the aspects of the proposed buildings for neighbouring properties.

Pre-Application (GEN/14/00990)

Our client, Dr Ian Caldwell, submitted a pre-application enquiry to ask whether the replacement of the garden sheds would be considered permitted development. Mr Nash informed Dr Caldwell that Residential Care Homes do not have PD rights, however he *'would not anticipate the Council having any particular objection to this proposal'*.

Staff

The proposed development will not result in the increase of the amount of staff.

Trees

A large shed was previously located under the root zone of the Bay tree, positioned on compacted hard core. We have moved the proposed shed away from the trunk of the tree by a further 1.5m, and propose that the level of the new shallow slab be the same as the existing to avoid any disturbance to the roots. A tree survey has been carried out on the site, however, the Bay tree was not mentioned as it was not considered an important specimen.