



MR & MRS MORISON
8 MOORMEAD CLOSE

DESIGN AND ACCESS STATEMENT

ISSUED FOR PLANNING
17TH DECEMBER 2025

PENCIL&INK

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1. ADD A ROOM ON TOP OF THE GARAGE.

This would be a much needed additional bedroom for their family.

Children and grandchildren who live in America come and stay for extended periods and more space is needed.



2. ADAPT THE EXISTING REAR EXTENSION.

This would be a much needed new kitchen.

The existing layout no longer works for the owners, it is tired and in need of modernisation.



8 Moormead Close has been a family home for the last 30 years.

The owners would like to adapt their home to future proof it for their retirement as they love this home and do not want to move.

They would like to do two things to their home which would allow them to stay living there for many years to come.

The family have a very sustainable approach to their lifestyle and home. They have made long term investments in solar panels and storage batteries.

Adapting the extension they already have, as opposed to building something new, is a very environmentally friendly approach. There will be less material wasted, which reduces the embodied carbon used and also bringing this old extension up to current building standards will help further reduce the energy needed to heat their home.

Re-use and retrofit is becoming more popular as people realise the benefits to the planet and the long term benefit to their pocket!

Wider Site Context



Moormead Close is a cul-de-sac of 1930's semi-detached and detached houses.



The site



View looking down Moormead Close

The site



Front View showing relationship with neighbours roof

The site



Rear View showing relationship with neighbours roof



1. ADD A ROOM ON TOP OF THE GARAGE

The design approach is to add an additional storey which is in-keeping and subservient to the main house.

A simple mono pitch sloping roof is proposed. The roof meets the top of the proposed window in a similar way to the windows and roof of the main building.

The existing small porch would be removed to allow a single, neat, rendered facade to the side extension, blending the old and new, to create a single, elegant form.

The original house is reinforced as the host building with the neat side extension set back.

Photo below of number 14 Moormead Close showing similar 'room on top of garage'.





EXISTING



PROPOSED

2. ADAPT THE EXISTING REAR EXTENSION.

A modern design for the rear of the property!

The existing rear extension will be retained as far as possible, and adapted to support a new roof structure.

The new roof structure will give an interesting and contemporary space inside for the new kitchen, also offering great views out to the garden which is enjoyed all year by the owners.

The photo below shows the rear elevations of numbers 14, 15 and 16 Moormead Close, these show precedent for rear pitched extensions on the boundary line.



The Proposals



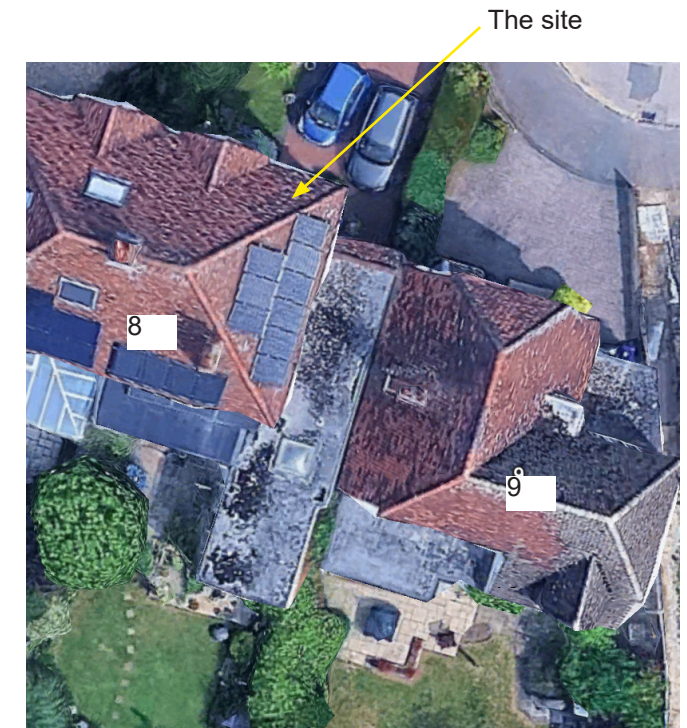
EXISTING



PROPOSED

The proposed first floor 'garage room' does not extend further than the neighbours first floor elevation and therefore does not effect their light.

The asymmetric pitched roof to the existing rear extension is sloped down towards the neighbours, reducing in height at the boundary. It occupies the same footprint as the existing extension.



The site

The Conclusion

The careful design approach taken demonstrates the following:

- The neighbouring property has been carefully considered so that these proposals do not effect their light or use of their garden.
- Traditional to the front, and modern to the rear, these new and adapted spaces respond to the site context.
- The additional bedroom above the garage makes this home a welcome place to stay for their children, and grandchildren, and is key to their ongoing enjoyment of living here.
- It is sensible to make the most of what they have by adapting it to suit their needs. This reflects a sustainable approach to development.
- The proposals have been carefully considered in the context of the existing solar panels.
- Creating a contemporary space to the rear of the property gives this much loved house a new lease of life and the owners an exciting start to their retirement!



The end.