

**2129 Rotherisyke House Annexe – Proposed Extension  
For Ms Anne Bragg**

**Design and Access Statement**



**Aditus Architectural Services Limited  
March 2022  
Revision A**

## Introduction

Rothersyke House is located to the south of Egremont, off the B5345 and is owned by our client and her daughter. The annexe currently provides 3-bed accommodation for our client, but with a smaller living and dining space and less usable external amenity space than is desirable. The proposed extension is to remedy this.

## Proposals

The proposal is to create a utility room/ porch and sunroom on the southern side of the annexe, to take advantage of the sun path and views to the south and to create an arrival point and entrance/draught lobby linked to a parking area at the head of the southern access track (leading to the B5345). There is also a vehicle access from the north, via the unclassified road and through the grounds of Rothersyke House – both will continue to be used

An elevated sun terrace is also being proposed – the floor level of Rothersyke House Annexe is around 1.3m above the garden space on the south side and the dwelling only has a single access/egress point on the north side, which makes access to external space a little cumbersome – the terrace will allow access to external space to be simply a matter of a step.

A steeply-pitched roof, as per the existing annexe is proposed, and the materials and colours generally are intended to match the existing annexe to ensure the new work blends in well.



*Photograph 1 – Location of an existing unfinished opening to be used as the link point for the new sunroom. This also illustrates the elevation of the Annexe above existing ground levels.*

## Access

Access for wheelchair users and ambulant disabled to the annexe is generally poor – options of a ramped access have been considered but given the height to be gained would take up a disproportionate amount of the available land and have been discounted.



*Photograph 2 – existing access steps. Main Rothersyke House to left. Proposals for the extension provide a wider set of steps, leaving space for a lifting device, landing area and safe balustrading.*

Shallow steps and good handrailing and balustrading are proposed to access the porch/sunroom and the new external stairs have been constructed with ample space for the future installation of a lifting device, should that be required. The proposed terrace itself improves the ability of the occupant to access external space without negotiating large numbers of steps.

Additionally, the internal access is designed to suit the requirement of Approved Document M of the building regulations so it is felt overall that the accessibility of the dwelling will be improved by this proposal.



*Photograph 3 – Existing South West elevation. Garden/ external works to be renovated with scheme.*

### **Conclusion**

The proposed extension provides suitable additional internal and external space to the annexe dwelling, improving accessibility and providing a considered design to complement the existing buildings.

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