



GBS Designs

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61 Stakes Hill Road, Waterlooville, Hampshire, PO7 7LD.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to remove a garage that needs extensive remedial works with an annexe for the mother of the owner who suffers from chronic arthritis. The layout has been designed to allow Mrs Puddick to enjoy the garden and a good quality of life with the support of her family. Mrs Puddick is currently going through the process of becoming registered disabled.



Garage at 61 Stakes Hill Road

CAD - ARCHITECTURE - DESIGN

Design

The annexe has a number of facets:

- In keeping with both the location and the existing house with the style of the annexe being the same as the main dwelling.
- The scale of the annexe is within the overall proportions and character of the existing house and the large garden.
- Enables a soon to be registered disabled person to live with her family and therefore elevate the burden to the public purse.

Materials

All materials will match or compliment existing, in particular block work, render, windows and doors.

Windows and doors will be doubled glazed replacement with UPVC frames and low energy glass to match existing.

All materials and the method of construction will meet the current Building Regulation requirements.

Services

All services to the annexe will be via the main dwelling and therefore on the same supplies and waste.

Parking and Occupancy

Occupancy is being increased (although the occupant of the annexe does not drive) and the garage is being removed. However, the garage has not being used in many years for parking and the parking plan shows ample off road parking for 3 or more cars.

Landscaping

There will be no significant landscaping other than some very minor alterations to the rear garden.

Boundaries

No change to any boundaries.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design the annexe will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house. There is no overshadowing to neighbouring properties, whilst the visual mass is in keeping with existing properties in the area and the plot. There is no loss of privacy to neighbours on either side or to the occupant of the annexe.