

159 London Road Waterloo PO7 7RJ

Design and Access Statement

The two areas of variation from the existing with this application are a proposed external stair to the upper floor maisonette and a remodelled garage. In all respects the property is to remain as existing, that is the division into two self contained units, a ground floor one x bedroomed flat and a two x bedroomed maisonette on the first and second floors.

The property is not in a Conservation Area nor is it Listed or located in a National Park, neither is it in Flood Risk Area.

Garage

There is an existing detached garage so the proposal is for a larger replacement. The small amount of external area surrounding the garage as it is, is of little practical or amenity use. Adjoining the existing garage and attached to the ground floor flat is a roofed storage element barely 1200 high at best. It is proposed to remove this element to enlarge the proposed garage.

The vehicular access is via a right of way as existing. The height of the new roof is intended to be no higher than the existing roof so as to not affect the amenity of the residential building directly to the north of the site or its garden. Visually, as now, it is screened substantially from Jubilee Road by the existing 2 metre high fence.

The garage materials would be plain white rendered elevations with a green mineralised and felted roof, with an aluminium main door. Overall it relates from Jubilee Road as part of a group of garage buildings.

External Stair

A new galvanised external stair is proposed as a complimentary access to the first floor maisonette. It is a simple open structure and it is not intended that the erection of such a stair will affect the amenity of the adjoining property which has itself an open steel external stair.

This stair does not either affect the parking arrangements as existing, or the provision of the two unit's bin and recycle storage.

The stair as the adjoining existing one would be visible from the street but would be relatively visually insignificant. The stair would improve access to the maisonette as it would be designed in detail for the ambulant disabled person in line with Part M of the Building Regulations..

Mick Morris AADipl RIBA Architect January 2018