



GBS Designs

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New Garage at

65 St Johns Avenue, Purbrook, WaterlooVille, Hampshire, PO7 5QZ.

DESIGN & ACCESS STATEMENT

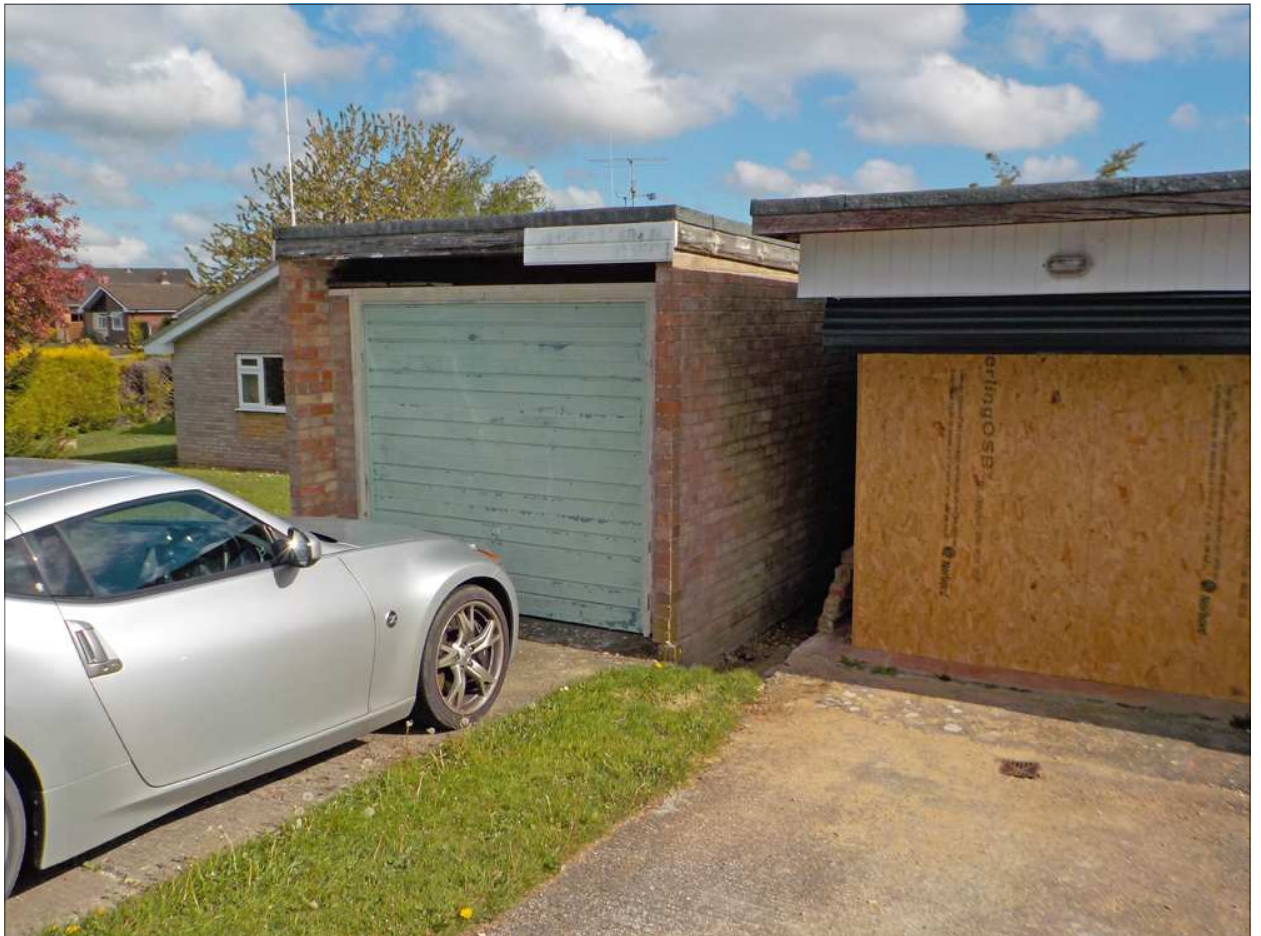
General Description and Usage

The proposal is to remove a garage that has reached the end of it's serviceable life and recently suffered some catastrophic damage when a neighbour's car handbrake failed and the car rolled for sometime before crashing into the garages (see photos).

The garage is to be replaced with a new double garage that will also address problems of privacy with the layout of the plot.



Existing garage and location



Existing garage

CAD - ARCHITECTURE - DESIGN



Existing garage

CAD - ARCHITECTURE - DESIGN

Design

The garage and the new location have some key facets:

- In keeping with both the location and the existing dwelling whilst also being subservient to the existing property.
- Affords the homeowner's some additional privacy in their garden.
- There is no lose of amenity space for bins or bicycles as ample space for such items is retained.

Materials

All materials will match the house existing in terms of style and appearance.

The windows and side door will be doubled glazed with low energy glass.

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

Parking and Occupancy

Occupancy is not being increased. However, the off road parking would be increased.

Landscaping

Shown by block plans.

Boundaries

Shown by block plans.

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 proposed garage would fit nicely into the locality without any detrimental impact on neighbouring properties or the existing property. The garage would not overshadow any neighbouring properties as the visual mass is in keeping with existing properties in the area and there is no loss of privacy to any neighbours.



Damage to the garages (both No.'s 67 & 67)

CAD - ARCHITECTURE - DESIGN



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