

**DESIGN & ACCESS STATEMENT
IN RESPECT OF
ERECTION OF 2 STOREY DWELLING ATTACHED TO
21 IBSELY GROVE, BEDHAMPTON, HAVANT. PO9 3DP**

Design

The design brief for this project is to create a new dwelling on part of the curtilage of the applicant's existing property, which is currently effectively waste land.

As the property is an end of terrace the exterior design is constrained by the existing materials, colours and profile. The intention is to match these precisely.

Internally although compact the design does provide practical and pleasant accommodation for First Time Buyers, Single Persons or Couples with one child.

Externally there is adequate depth to allow a pleasant south facing patio style garden and parking for two cars or possible future garage.

Access

The relative levels between the road pavement and existing floors do not allow pedestrian access to the front entrance within the desirable 1:20 gradient to these dwellings.

However this is achievable at the side of the property to the rear entrance and Building Regulation Compliant stepped access will be provided to the front entrance.

Vehicular access already exists from Hooks lane and will be retained for the new dwelling and new access provided to serve the existing garage to No. 21

It is also intended to re-site the existing side gate to the left of the new frontage.

Ref. D&A11931

