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2 Westmead Close, Hayling Island, Hampshire, PO11 0DS.

## DESIGN & ACCESS STATEMENT

### General Description and Usage

The proposal is to construct an annexe to the side and rear of the above property so that Mr & Mrs Read's daughter and son-in-law (Mr & Mrs Morning) can come and live with them. This would mean they do not have to go into a nursing home and be a burden on the state. This is important to Mr & Mrs Read as they have both served their country and are both veterans from the Second World War - Mr Read having served in the Royal Navy and Mrs Read having served in the ATS.

Whilst the annexe would be a true extension, a large amount of the physical bulk and visual impact is already in existence in the form of a lean-to structure in the driveway and the garage with greenhouse at the rear.

As is typical with ancillary accommodation the annexe will provide a form of independence and privacy for Mr & Mrs Read, albeit with the assistance of their family. For example:

- A communal kitchen with all main/family meals taken in the main kitchen dinning area.
- All laundry washing would take place in the main house.
- All supplies of services such as water, electricity and gas would be taken from the main part of the house and on the same billing/metering accounts.

There is absolute no intention what-so-ever to use to ancillary annexe for truly independent living, holiday letting, etc.



Front of property - Note ample parking

## **Design**

The ancillary accommodation/annexe has a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- The proposed annexe extension is attached to the main house and connects through the communal kitchen and dining areas.
- The footprint of the proposed annexe extension is easily accommodated into the sizeable rear garden and side covered driveway area.

## **Materials**

All materials will match existing.

Windows and door will be doubled glazed replacement with UPVC frames and low energy glass.

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

## **Site & Floor Levels**

The site is flat and the floor level of the bungalow would continue into the annexe extension.

## **Parking and Occupancy**

Occupancy is being increased from 2 bedrooms to 3 bedrooms. However, the front of the house can more than accommodate the required parking spaces; therefore no parking issues exist.

## **Landscaping**

There will be no significant landscaping.

## **Boundaries**

No significant changes to any boundaries and are shown by the block plan.

## **Access**

There are no accessibility issues as access for pedestrians (the property benefits from two entrances), vehicles or emergency services will not be restricted what-so-ever.

## **Summary**

As shown by the sympathetic design the annexe extension will fit nicely into the locality without any detrimental impact on neighbouring properties or the main dwelling/house. The accommodation would not overshadow any neighbouring properties as the visual mass is in keeping with existing properties in the area. There is no loss of privacy to neighbours.



Front of existing garage and lean-to covered area



Rear of property



Rear and side view of garage and greenhouse