



GBS Designs

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17 Billett Avenue Waterlooville Hampshire PO7 7SZ

DESIGN & ACCESS STATEMENT

General Description and Usage

This application is for the retention of some steps at the garden side of No. 17 Billett Avenue, a very large house in a very large plot with ample garden to retain the steps.

The purpose of the steps is two fold. Firstly, to allow for easy access to the garden from the house. Secondly, to allow easy access from the kitchen to the swimming pool and patio area. Without the steps access to the garden is down some metal steps on the other side of the property from part of the house that does not enable full enjoyment of the garden. In addition, without the steps access to the swimming pool and patio area would not be possible from the kitchen, it would be through the hallway, a reception room and the conservatory; this greatly impedes enjoyment for leisure activities such as barbeques and outdoor socializing.

The steps are constructed from timber and stainless steel handrails. The steps also incorporate garden storage via door in the steps on the rear elevation.

Parking and Occupancy

Occupancy is not being increased and 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, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design the steps will fit nicely into the locality without any detrimental impact on neighbouring properties or the main dwelling/house. The steps 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.



Rear and side view of No. 17 Billett Avenue



Rear view of steps at No. 17 Billett Avenue

CAD - ARCHITECTURE - DESIGN



Side view of steps at No. 17 Billett Avenue