



GBS Designs

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33 The Brow, Purbrook, Hampshire, PO7 5BY.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to extend and convert a workshop so as to provide an annexe for an elderly relative. The structure would be extended by 4m at the rear so as to provide the lounge/sitting room, and by the addition of a porch at the front to provide somewhere to store shoes and coats.

The workshop was used by the previous owner of No. 33 for their floristry hobby and other artistic endeavours. However, the current owners have no need for such a building and park their cars off road at the front of the property. What the current owners, Mr & Mrs Sharman, do need is some ancillary accommodation for Mrs Sharman's elderly mother who has some health issues but still wishes to maintain a form of independence/privacy, albeit with the assistance of her family. For example:

- Although the annexe would have a very small kitchenette for preparing snacks or making a hot drink, all main/family meals would be taken in the main house.
- All laundry washing would take place in the main house.
- All supplies of services such as water, electricity, etc would be taken from the house and on the same billing/metering accounts.

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



Front of No. 33 The Brow - Note ample parking

CAD - ARCHITECTURE - DESIGN

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 is very close to the main house, approximately 1m. It would not be practical to extend the main house to the annexe as the difference in floor levels between the two structures is significant
- The footprint of the proposed extended and converted workshop/annexe is easily accommodated within the very large garden.

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

As shown by the Levels Drawing; the floor level of the proposed annexe and the site is sloped.

Parking and Occupancy

Occupancy is being increased from 3 bedrooms (in the main house) to 4 bedrooms (3 in main house and 1 in annexe). 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, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design the accommodation 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 workshop showing faux garage doors.



Front of workshop from driveway.



Rear and side view of workshop.