

DESIGN AND ACCESS STATEMENT

PROPOSED CONVERSION OF EXISTING DETACHED GARAGE TO PROVIDE ADDITIONAL HABITABLE ACCOMMODATION ANCILLARY TO THE MAIN HOUSE, 25 THRUXTON ROAD, HAVANT, PO9 4DDG FOR MRS. L. KING.

The property lies within a quiet residential area in the centre of Leigh Park and is an end-of-terrace, 2-storey property sitting on a medium sized corner plot. Adjoining properties are virtually identical terraced houses, all set in similar-sized plots and constructed around the late 1950's/early 1960's. Many of the properties have been extended and altered in various forms over time.

Number 25 is a north facing, 2-storey 4 bedroom property, with adequate parking available to the front and rear for 3 cars. A detached garage was constructed within the rear garden some time ago and in more recent times, the main house has benefited from a large 2-storey side addition.

The proposal is to convert the existing small detached garage in the rear garden into habitable accommodation ancillary to the main house and for use by an elderly, dependant member of the family.

The building structure is of masonry cavity construction under a pitched roof, all constructed to a good standard and easily upgraded by way of sanitary facilities and drainage, insulation, ventilation, heating and fire-precautions.

It is intended that the family member would receive all main meals either within or from the main house, together with fresh laundry provision. All services, such as mains electricity, water, telephone and waste water services would also be provided from the main house, together with a linked fire detection system.

Other than the installation of a large glazed frame to the east elevation in place of the garage entrance door, no external changes are proposed.

We consider the proposal to be of a good standard, sympathetic and in keeping with the existing and surrounding properties. We also consider that the position of the proposal will have no adverse effect whatsoever on the amenities of adjacent neighbours. There would also be no significant impact on the character and appearance of the area.

Vehicular and pedestrian access to the property is as shown on the attached drawings.

SRM/23 /05/2013

