



GBS Designs

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'Meadowlea', Hambledon Road, Waterlooville, Hampshire, PO7 6XB.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to demolish some existing outbuildings that are no longer used for the main purpose (originally a blacksmith's workshop and stables), have reached the end of their useful life-cycle and would be uneconomical to repair or convert into ancillary living space. The outbuildings would be replaced by very attractive ancillary accommodation that has been deliberately designed to fit into the surroundings by looking like a small cottage-like bungalow and allows for multiple use.

The initial use would be to allow the son of Mr & Mrs Tremmil (the owners of Meadowlea) to have a greater degree of privacy and for him by moving into the ancillary space whilst still essentially living at home. For example, the ancillary accommodation would have a tea station/kitchenette where their son could make himself a snack or hot beverage but he would take main meals in the family home as the Tremmil household are very much centred around such things.

The secondary use would be, in time, to allow Mr & Mrs Tremmil to move into the ancillary space when they choose to retire and the main house becomes too much for them. In addition to the above mentioned family centric ethos, the secondary use also reduces cost to the state by allowing Mr & Mrs Tremmil to be within the care of their family rather than be a financial burden to the public purse.

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



General view of location for ancillary living space and existing outbuildings

CAD - ARCHITECTURE - DESIGN

Design

The ancillary accommodation has a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- Whilst the roofs would be changed from flat to a very pretty gable end (there is no established roof style in the immediate vicinity) and the overall height is kept low by the roof being pitch at a shallow 30 degrees.
- The footprint of the proposed ancillary accommodation is less than the combined outbuildings to be demolished.
- Careful consideration has gone into giving an attractive cottage look that nicely blends in with the surroundings.

Materials

All materials will match existing; in particular roof tiles (slates to match the main property), traditional brick-work, rural style windows and doors.

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 proposed elevation drawings and to match the existing floor levels in the house. In addition, the site is flat.

Flood Prevention

Flood prevention measures will be incorporated into the construction to the satisfaction of the Environmental Agency. For example; the floor level could be raised to a level that is 300mm above the known or modelled 1 in 100 annual probability river flood (1%) level in any year and possibly include rain water gulley drains around the property that take the water to a soakaway or into the water company's arrangement for rain and other surface runoff water.

Parking and Occupancy

Occupancy is not being increased and Meadowlea benefits from a very long driveway that can more than accommodate the required parking spaces; therefore no parking issues exist.

Landscaping

There will be no significant landscaping, other than some currently concreted area will become garden.

Boundaries

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

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.



View from the proposed location of the long drive way and existing house



One of the outbuildings to be demolished



One of the outbuildings to be demolished



One of the outbuildings to be demolished