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16 Towers Farm, Portsdown Hill Road, Bedhampton, Hampshire, PO9 3JY.

## DESIGN & ACCESS STATEMENT

### General Description and Usage

The proposal is to convert a double garage into an ancillary space that can have a number of future uses such as garage or workshop with storage/office above, a gym with storage/changing above, etc. The initial use would be to allow the daughter of the owners of 16 Towers Farm (Mr & Mrs Griffin) to have a greater degree of privacy and for her to move into the converted garage whilst still essentially living at home. For example, the converted garage would have a tea station/kitchenette where Miss Griffin could make herself a snack or hot beverage but she would take her main meals in the family home as the Griffin household are very much centred around such things.

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



Front of garage

## **Design**

The conversion 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 roof would be changed from a fully hipped to a very pretty barn-hip (there is no established roof style in the immediate vicinity) the overall height remains the same.
- The footprint remains the same size and the garage is nicely shielded from the road and neighbours by fencing, hedges and trees.
- Careful consideration has gone into giving the conversion an attractive cottage look that nicely blends in with the surroundings.

## **Materials**

All materials will match existing, in particular roof tiles, tile hanging, windows and doors.

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

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

## **Site & Floor Levels**

As shown by the levels drawing.

## **Parking and Occupancy**

Occupancy is not being increased and 16 Towers Farm benefits from a very large driveway that can more than accommodate the required parking spaces; therefore no parking issues exist.

## **Landscaping**

There will be no significant landscaping.

## **Boundaries**

No change to any boundaries.

## **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 conversion will fit nicely into the locality without any detrimental impact on neighbouring properties or the main dwelling/house. The conversion would not overshadow any neighbouring properties as the visual mass is not only in keeping with existing properties in the area, it is also essentially remaining the same. There is no loss of privacy to neighbours.