



GBS Designs

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1 Springfield Close, Bedhampton, Hampshire, PO9 3NY.

DESIGN & ACCESS STATEMENT

General Description and Usage

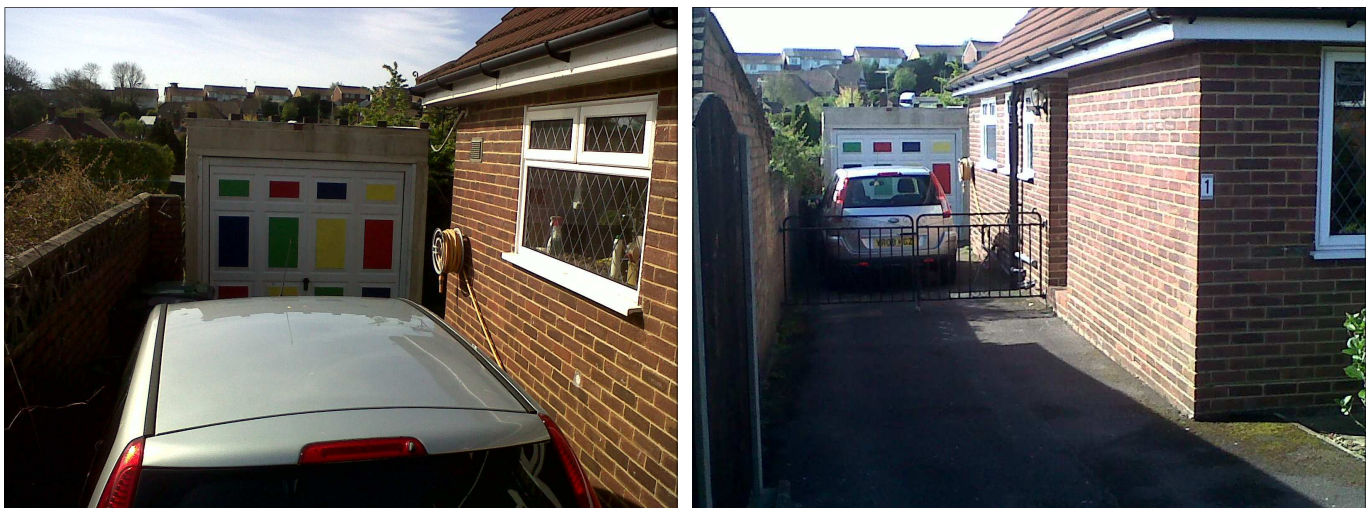
No. 1 Springfield Close is a 3 bedroom detached bungalow that was converted by Mr Hoskinson, the current owner, to accommodate his family when they were growing up. Although his family have long since moved out, Mr Hoskinson enjoys living in the house and tending his excellent garden; especially growing vegetables.

Currently Mr Hoskinson is more than capable of maintaining the property and as a result it is in very good condition. However, he has recently suffered some falls (twice down the stairs) and this has prompted him to move his bedroom downstairs and to remodel the house with a view to the future. It should be noted that Mr Hoskinson has sort medical advice for the dizzy spells and these are being treated accordingly.

The decision to remove the current garage (see Design comments) and replace it with an annex that Mr Hoskinson can move into whilst allowing his grand-daughter and her family to move into the main part of the house has a number of benefits.

The scheme:

- Allows Mr Hoskinson, a former Royal Navy veteran, to essentially stay in his home and enjoy what is important to him; gardening and his family.
- Reduces the cost to the state by allowing Mr Hoskinson to be within the care of his family rather than be a financial burden in these times of austerity.
- Improves the house in general terms.



Location of existing garage (note the long driveway) from the front of No. 1 Springfield Close.



ARCHITECTURE & DESIGN



Design

The design of the annex extension has a couple of key facets:

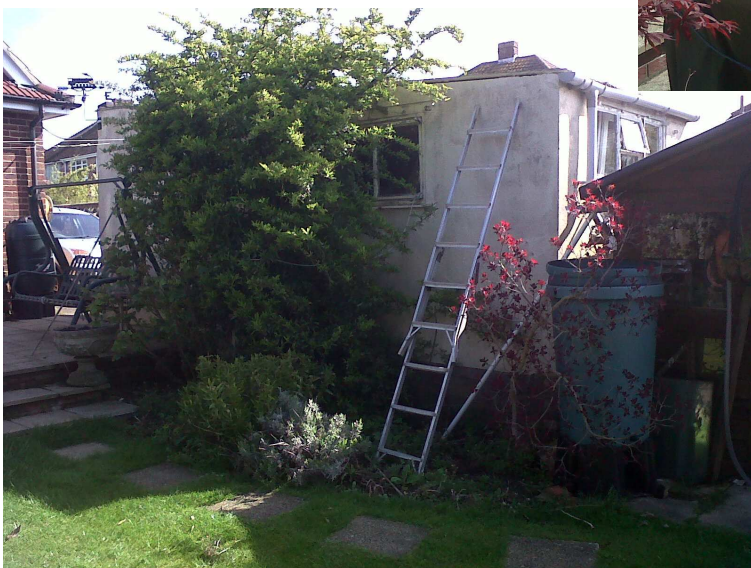
- It should be noted that the annex has been designed in a manner that when it is not needed as annex it could be reverse engineered into an adjoining garage and/or workshop/storage. For example, the window and door on the elevation that faces onto the driveway is within a aperture that would accept a standard garage door. In addition, services such as heating would be electric throughout, whilst the WC and other waste would be disposed of via a maserator into the existing arrangement - thus easily reversed and/or capped off.
- The scale of the annex extension is within the overall proportions of the house and the garden, utilising the space currently occupied by the existing garage and some garden space.

Materials

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

Windows and doors 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.



Above and left, existing garage and it's location at the rear of No. 1 Springfield Close.

Floor Levels

All floor levels will not change and are to remain at existing levels throughout the property and into the proposed annex.

Site Levels

As shown by the drawings, the site slopes away from the house and down the garden.

Parking and Occupancy

Occupancy is being increased to the tune of one additional bedroom. However, this is not a problem as No. 1 Springfield Close has a long driveway that can comfortably accommodate parking for 3 cars

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 as the property is detached and currently has access to the rear from both sides.

Summary

As shown by the sympathetic design; the proposed annex extension will fit nicely into the locality without any detrimental impact on neighbouring properties, allow Mr Hoskinson to essentially remain in his home within the care of his family and could easily be converted into an adjoining garage at a later date.

