

**Garage conversion to include revised fenestration to front elevation and revised driveway with dwarf wall  
at  
34 Eskdale Close, Clanfield, Horndean. PO8 0DJ**

**DESIGN & ACCESS STATEMENT**

**1 ASSESSMENT OF PHYSICAL CONTEXT**

The existing dwelling is a 3 bedroom detached property built approx. circa 1980's. The property is constructed with red facing brickwork to walls, concrete tiles to the roof and white UPVC windows.

The property is slightly unusual in that the main entrance and living accommodation is on an upper level being accessed via an external flight of steps from the driveway, with secondary external flight of steps to access the rear garden. There is a garage at the lower ground level which is accessible from the driveway.



Fig 1 – View of the front of the property.

The applicant has been awarded disability grant funding in order to provide suitable access for their needs. An Occupational Therapist's report is attached to this application identifying grant funding to facilitate disabled persons.

## **2 THE PROPOSAL, DESIGN PRINCIPLES, MASS, SCALE & MATERIALS.**

The proposal is to convert the existing garage to allow for a new lower ground entrance hallway with new front door providing level access direct into the property from the driveway. The new hallway provides accommodation for a new internal through floor lift to allow access to the upper ground floor and main living accommodation. Although the lift access is via the bedroom accommodation on the upper ground level, this provides suitable requirements in order to meet the disability needs of the applicant.

The driveway requires revising with new levels to allow for a near level gradient with 1200mm wide level landing adjacent to the new front door access to meet disability needs. A small dwarf wall to the northern edge of the driveway is required to allow for the new revised driveway levels.

The existing parking space on the driveway is to be maintained as existing. The applicant does not use the existing garage space for car parking as the width of the garage is unsuitable for disability access parking. Therefore there is no loss of useable parking spaces.

## **3 CONCLUSION**

The appearance of the proposal assimilates the existing dwelling style using equal materials to elevations allowing for a coherent addition.

The proposal provides for suitable requirements and accommodation in order to meet the required disability needs for the applicant as accessed by the Occupational Therapist's report.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.