



Design & Access Statement

Statement by: Gavin Powell at GAP Design 3D

On behalf of: Mr C Browning

Address: Paddock Bend, Holt Lane End, Bentworth, Hampshire, GU34 5LD

Council: East Hampshire District Council.

Introduction:

This statement has been prepared by GAP Design Consultants on behalf of the applicants, Mr C Browning, to accompany the application for the proposed works at their property.

Paddock Bend is a 4 bedroom detached House built circa 1800. It is a modest property of its time with a large overall curtilage. There are 3 out buildings to the East of the property which are a shed a double garage and stables. The stables have not been used as stables for over 15 years, the majority of the stables have been used as storage for gardening equipment.

Proposal:

The proposal seeks to add a two bedroom single storey annex on the existing site of the stable block. Setting the proposed 1m further back from the existing eastern boundary so making it slightly smaller on the overall existing footprint. The point of the annex is for Mr Browning senior who is suffering from advanced dementia and has a full time care assistant who stays over. Mr Browning senior is starting to have some mobility problems and the nature, layout and age of Paddock Bend is not conducive to easy mobility around the property, and the stairs are causing a real issue.

Having the annex all on the same level with a kitchen and small living area with a larger bedroom and good size en-suite with good access will be of significant benefit to Mr Browning senior and his care assistant.

The annex sits on the same hard standing as the existing stables, and is the same height as the existing.

The existing stable block has a hard standing to the front which will remain unchanged.

Design Principles:

The proposal will allow a simple design for Mr Browning Senior to live on site and enjoy the large rear garden and scenery, whilst still having family to hand and the ability of overnight care from his career. The proposed will be close to the vehicle access should there be a requirement for an emergency services.

The main entrance has a wider opening for any future medical needs and access. The main hallway is also wider in nature for easy access and mobility with a wheelchair in mind. The main bedroom has plenty of room and simple configuration with a large adjoining bathroom which will allow for easy access and facilities to enable the care of Mr Browning.

There is a simple kitchen living area to the east end of the proposal with a view to the country side.

The proposal has a small bedroom for the overnight career and there is a second bathroom.

A simple straight line runs through the proposal for mobility ease.

Materials and finish:

The Proposed mobile home/ Annex will be constructed from pressure treated insulated wood panels with a synthetic tile roof and aluminium doors and windows, so it replicates the look and feel of the existing stable block.

Landscaping:

The existing drive and landscaping will remain unaltered.

Additional information:

The main thought involved around the design was to neutralize its overall appearance against the existing buildings and surrounding boundaries, by using similar materials and colours of the existing pallet and following the same footprint and height of the existing structure.