

Design Statement to accompany the
Application for the annex at

**The Paddocks
Eastergate Lane
Walberton
PO20 3SJ**

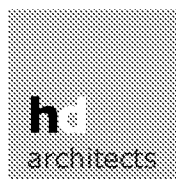


Prepared for

Mr Paul Wetton

This design statement has been provided to accompany a planning application for the conversion of the existing outbuildings into annex accommodation for a dependant relative and carer.

Helyer Davies Architects Ltd



Location

The Paddocks is situated midway along the north side of Eastergate Lane between the villages of Walberton and Eastergate.

The existing dwelling on site was constructed in 2007 and retained some buildings to the rear that were once stables. These have been used as domestic space prior, during and after the construction of the house. They currently are used as storage, home office and hobby space.

Elsewhere along the lane there is a precedent for these large rear of dwelling spaces to be used as illustrated in the image below.



Site notes

- It is situated on mature plot of approx 3769m² which lies immediately North of Eastergate Lane.
- The furthest most point of the plot is some 126metres from the lane.
- The buildings to be used are already domestic and suitably landscaped / screened from adjoining owners

Needs Statement.

Our client's mother currently lives in warden assisted accommodation in Wolverhampton and now needs live in care. On request we can provide a doctor's note detailing the need for the level of care that this planning application could offer.

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The building has been designed to Part M of the building regulations. This includes wide ground floor doors, a WC on the ground floor that can facilitate a wheelchair user. The driveway and threshold also offer level access to the dwelling.

Planning – The Proposals

Use

Utilising the existing building footprint we propose creating a space where our clients mother can be cared for.

Footprint

As existing – with the exception that the overhang will be partly infilled to form an external store

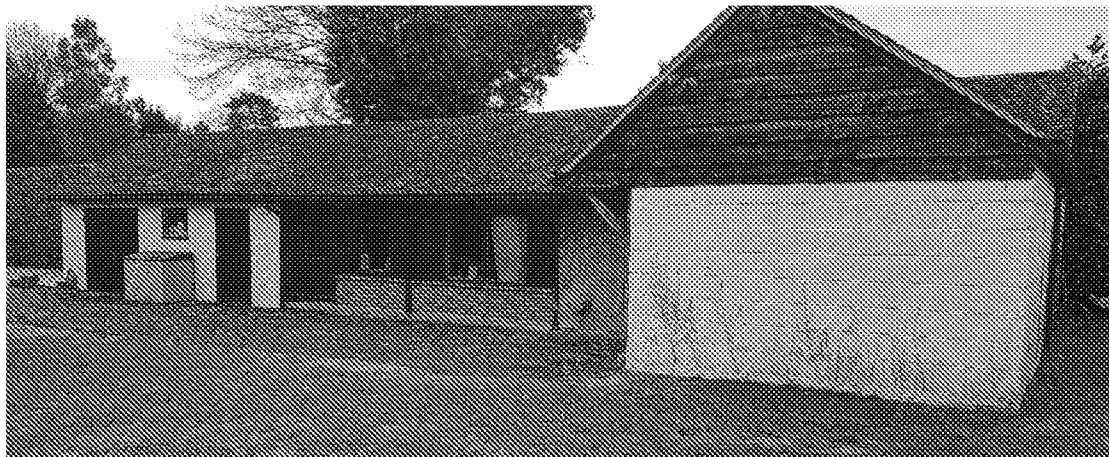
Scale

All as existing

The garage also related to the existing and copies the roof pitch.

Materials

- Roof in Slate
- Walls in dark cladding.
- The windows are to be of traditional 'casement' style in design, constructed of white upvc which will incorporate thin elegant sections.



Conclusion

The building will create a much needed space for our clients mother. It will also reduce need for the council to find a care home space for her and enable her to spend time with her family.