Anchor
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Design and Access Statement

Planning ref: PP-01689888
Planning Services
Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh
SO50 9YN

1st November 2011

Dear Sir

Re: Proposed new French doors and ground floor balconies.
At: Dawson Lodge, Botley Road, West End, Southampton SO31 3RS

The Property

The property is a Retirement Home for 40 no. accommodations.

The Objective

To improve the lives of people living within these properties by providing safe access to the rear of some flats onto a decking area to 7no. ground floor accommodations.

The Proposal

The development is to construct new French doors from the existing bay windows leading to individual terrace decking enclosed with balustrades.

The materials and Design

The balustrades will be in clear laminated glass set into polished steel posts, the decking will be treated safety timber boarding. The new doors and windows to the bay areas will be in double glazed PVCu, Rosewood veneer externally and white internally. Doors will be a total width to meet the requirements for wheel chair access. Making good of walls will be to match existing face brickwork.

Flood Risk

This risk has been checked using the Environmental Agency web site and can confirm the site is not in a flood risk area or within 20m of a water course. Copy of the flood mapping chart is attached as part of this application.

Yours sincerely

Andy Mead

Programme Delivery Surveyor

For and on behalf of Anchor
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