



GBS Designs

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The Coach House,  
The Gardens, Warblington, Havant, Hampshire, PO9 2XH.

## DESIGN & ACCESS STATEMENT

### General Description and Usage

The proposal is to remove a conservatory that is attached to what was a garage and was converted into a light home workshop by a former owner. The conservatory has reached the end of its useful life as it leaks water, is draughty and is both hot at the peak of summer and cold in the winter.

The proposal is to replace the conservatory with another that will be built from modern materials that are thermally efficient and built to last.



Workshop showing existing conservatory.

CAD - ARCHITECTURE - DESIGN

## **Design**

The conservatory has a number of facets:

- In keeping with both the location and the dwelling and the workshop.
- The scale of the extension is within the overall proportions and character of the existing dwelling.
- Enables the homeowners to enjoy their garden.

## **Materials**

All materials will match or compliment existing, in particular brickwork, windows and doors.

Windows and doors will be doubled glazed replacement with UPVC frames and low energy glass to match existing.

All materials and the method of construction will meet the current Building Regulation requirements.

## **Floor Levels**

The floor levels will not change and is shown on the elevation drawings.

## **Parking and Occupancy**

Occupancy is not being increased and parking is ample.

## **Landscaping**

There will be no significant landscaping other than some very minor alterations to the rear garden.

## **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.

## **Summary**

As shown by the sympathetic design the extension will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house. Without overshadowing neighbouring properties, the visual mass is in keeping with existing properties in the area, the plot and there is no loss of privacy to neighbours on either side.



The Coach House main dwelling