



GBS Designs

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13A Bembridge Drive, Hayling Island, Hampshire, PO11 9LU.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to extend 13A Bembridge Drive (the upper flat) up into the loft in a very similar manner to that of the adjoining upper flat (15A Bembridge Drive) which was approved in March 2000 (Your Ref 00/64936/000).



Front of No. 13 & 13A Bembridge Drive (left) and 15 & 15A Bembridge Drive (right)

CAD - ARCHITECTURE - DESIGN

Design and Layout

The scheme has a number of facets:

- Raising the hipped roof to a gable end is within permitted development.
- Creates a stunning master suite with enhanced views across the Solent and towards the English Channel.
- Retains 3 bedrooms only now they are generously sized double bedrooms.
- Increases the size of the kitchen.

Materials

All materials will match or compliment existing, in particular rendering, roof tiles, and windows.

Windows and rear 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 are as shown on the proposed elevation drawing.

Parking and Occupancy

Occupancy is not being increased and parking remains the same. It should be noted that Bembridge Drive is a private road that only allows parking for residents (most of whom have off road parking) and visits. Therefore, no parking issues exist.

Landscaping

There will be no major changes to landscaping other than some general tidying up of the gardens.

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 loft conversion will fit nicely into the locality without any detrimental impact on neighbouring property or the current properties. Without overshadowing the 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.