



GBS Designs

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53 Penhurst Road, Bedhampton, Havant, Hampshire, PO9 3NX.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to remove the garage and replace it with build a two storey side extension, extend the roof across the extension and convert the newly formed loft. This will develop the 3 bedroom house into 4 bedroom family home on a plot that can take the enlarged property.



Front of 53 Penhurst Road

CAD - ARCHITECTURE - DESIGN

Design

The extension has a number of facets:

- In keeping with both the location and the existing house.
- The scale of the extension is within the overall proportions and character of the existing house.
- Enhances the street scene in a road with varied properties.

Materials

All materials will match or compliment existing, in particular brickwork, roof tiles, 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 on the ground and first floors. The height of the second/loft floor is shown on the elevation drawings.

Parking and Occupancy

Occupancy is being increased. However, the current parking provision is ample; as shown by the parking plan.

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.



Rear of 53 Penhurst Road