



GBS Designs

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1 Linda Grove, Cowplain, Waterloooville, Hampshire, PO8 8UQ. DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to convert an existing garden room into a annexe for ancillary accommodation, construction a summer room and replace a pair of timber gates to the side wall with a wall and fence combination that matches the existing materials.

Annexe - This would form ancillary accommodation for a retired family member who would take most meals in the main dwelling. All services would be on the same meters as the main dwelling and would not be used for holiday letting or similar.

Summer House - This would enable the family to enjoy the main or larger part of their garden (at the side) all year round.

New Wall and Fence - This matches the existing wall and fence structure.



Garden Room to become Annexe at 1 Linda Grove

Design

The conversion, construction and improvements in general have a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- The scale of the summer house is within the overall proportions of the existing house and utilises only an unused part of the garden.
- Looks the same as the current wall and fence.

Materials

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

Windows and rear French 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 level will not change.

Parking and Occupancy

Occupancy is being increased. However, the current parking provision is ample for the household and more could be created if required.

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 modern summer house, conversion and wall/fence will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house. Without overshadowing either neighbouring property, 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.



Area of garden for the summer house



Gates to be replaced by wall and fence

CAD - ARCHITECTURE - DESIGN