



GBS Designs

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First floor extension at

48 Bembridge Drive, Hayling Island, Hampshire, PO11 9LU.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal to create a first floor bedroom as addition to the scheme/s approved earlier in 2017 (HBC's Refs APP/17/00445 and APP/17/00078) to create open plan living space so the occupants can enjoy the views across the Solent and towards the English Channel.

The first floor extension will create a master bedroom that befits such a dwelling and allows for increased enjoyment of the views.

The secondary element of the application is to essentially renew a previously approved scheme (in April 2004, HBC Ref 03/64990/001) that of a constructing a pedestrian access to the beach promenade which will increase privacy for both neighbours.



Front of No. 48 Bembridge Drive

CAD - ARCHITECTURE - DESIGN

Design

The extension has some key facets:

- In keeping with both the location and the existing dwelling.
- The original street scene has changed greatly over the years with many other dwellings that have altered significantly from their original designs. Thus the tone of road is now that of bungalows and some houses of mixed appearance and the proposed changes to the front would enhance the mixed character of the area.
- Careful consideration has been given to the design so as to incorporate the extension into the existing dwelling.

Materials

All materials will match existing in terms of style and appearance with the addition of attractive timber cladding to the proposed first floor.

Windows will be doubled glazed replacement with low energy glass.

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

Site & Floor Levels

The site is flat as shown by the elevations drawing. Existing and proposed floor levels are also shown by the elevations drawings.

Parking and Occupancy

Occupancy is not being increased and the property has ample parking as shown.

Landscaping

There will be no significant landscaping.

Boundaries

No significant changes to any boundaries and are shown by the block plan.

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 existing property. Neither the extension or the conversion would overshadow any neighbouring properties as the visual mass is in keeping with existing properties in the area and there is no loss of privacy to any neighbours.



Views from the rear of No. 48 Bembridge Drive.

Note access to beach promenade at neighbouring property and gate (with access rights granted). Gate will be removed and bricked up following approval and construction of new steps at No. 48.



Views from the rear of No. 48 Bembridge Drive