



GBS Designs

6 Shillinglee Waterloooville Hampshire PO7 5RW
Tel 023 9225 8315 glenn@gbsimages.co.uk
www.gbs-designs.co.uk

25a Lovedean Lane, Lovedean, Hampshire, PO8 8HJ.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposed scheme is a revision to a scheme approved in December 2016 (Havant Borough Council Reference APP/16/01116). The revision is the approved rear extension being further extended by 1.8m; the extension was never built. The scheme involves the demolition of a conservatory that was part of the original structure of the house and in addition to suffering from the usual conservatory problem (too hot in the Summer and too cold in the Winter), it has also reached the end of its serviceable life. This is to be replaced by an extension that will provide a living and dining space that is joined to the kitchen and utility room and allows the occupants to enjoy the garden all year round.

The small amount of internal remodelling creates a study and a small parlour/snug. A new window on the ground floor to the side of the house will let more light into and create better natural ventilation to the quite dark reception room. Another new window on the same side serves the newly created study and allows for natural light, ventilation and an alternative means of escape to that room.



Front of No. 25a Lovedean Lane - no changes

CAD - ARCHITECTURE - DESIGN

Design

The extension has a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- Completes the ground floor by giving the property a large kitchen-dining and family area that connects with the rest of the house in a way that is common place with modern family living.
- Provides a room that enables the family to enjoy their garden.

Materials

All materials will match existing in terms of style and appearance.

Windows and door will be doubled glazed replacement with UPVC frame and low energy glass.

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

Site & Floor Levels

The site and plot are flat with floor levels remaining the same.

Parking and Occupancy

Occupancy is not being increased and the dwelling benefits from a large amount of off road parking.

Landscaping

There will be no significant landscaping.

Boundaries

No 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 main dwelling. The extension would not overshadow any neighbouring properties as the visual mass is in keeping with existing properties in the area. There is no loss of privacy to any neighbours as even the new ground floor windows would face a 2m fence and not any open neighbouring space.



Rear of No. 25a Lovedean Lane