



GBS Designs

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Loft conversion & rear extension at

52 London Road, Cowplain, Waterlooville, Hampshire, PO8 8EN.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to extend the rear and convert the loft of No. 52 London Road so the ground floor has the living and practical space required by a modern family and to create a master bedroom with ensuite. The ground floor is extended to allow for an open kitchen and utility space leading into family/dining area. The loft conversion gives an extra bedroom to a family home within the catchment area of good schools and local amenities.



Front of No. 52 London Road

CAD - ARCHITECTURE - DESIGN

Design

The conversion has some key facets:

- In keeping with both the location (many houses in the road have loft conversions) and the existing dwelling whilst also being subservient to the existing property.
- Careful consideration has been given to the design so as to incorporate the extension and conversion into the existing dwelling.
- Both rear and front dormers have been designed so as to compliment and be in proportion to the existing dwelling.

Materials

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

Windows and door 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 sloped and the gradient is shown by the elevations drawing. Existing and proposed floor levels are also shown by the elevations drawings.

Parking and Occupancy

Occupancy is 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 and conversion 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.



Rear of No. 52 London Road