



GBS Designs

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274 Sea Front, Hayling Island, Hampshire PO11 0AZ.

DESIGN & ACCESS STATEMENT

General Description and Usage

No. 274 Sea Front, Hayling Island is a large detached house set within a generous L-shaped plot. Like so many houses of this size, an increased amount of white goods now means the house needs a larger kitchen and an utility room which can accommodate the kitchen/white goods appliances used in modern living.

The kitchen extension will also allow the family to enjoy their rear garden, as currently views to their garden is limited by the lack of windows at the rear. The extension would rectify this and allow full enjoyment of the property and garden for many years to come.



Front view of East Acre, note red brick and sandstone detailing.

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 area that connects with the rest of the house in a 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.

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.



Alternative view of the front.



Side views (entrance) side of house.

CAD - ARCHITECTURE - DESIGN



Side view (service) side of house.

