



GBS Designs

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

Garage conversion & rear extension at

35 Roman Way, Bedhampton, Hampshire, PO9 3PR.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to replace a single storey rear extension that has reached the end of it's serviceable life with a single storey rear extension as a permanent replacement.



Front of No. 35 Roman Way - No changes

CAD - ARCHITECTURE - DESIGN

Design

The extension has some key facets:

- In keeping with both the location 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 into the existing dwelling.
- Is within the permitted development rights of the 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 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 no parking issues exist.

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. The extension would not 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. 35 Roman Way - shows existing rear extension