



GBS Designs

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Loft conversion at

48 Bushy Mead, Widley, Waterlooville, Hampshire, PO7 5DY.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to convert the loft of No. 48 Bushy Mead into bedrooms so as to free up space on the ground floor and create a modern living arrangement downstairs. Much of the visual bulk of conversion already exists and the raising of the hipped ends to half/barn hipped is within the permitted development rights of the property.



Front of No. 48 Bushy Mead

CAD - ARCHITECTURE - DESIGN

Design

The conversion has some key facets:

- In keeping with both the location (many bungalows in the road have loft conversions) and the existing dwelling whilst also being subservient to the existing property.
- Gives the ground floor the required living space for a family home that is within the catchment areas of several schools, the local HE college and local shops.
- Careful consideration has been given to the design. Much of the visual mass already exists and the raising of the hipped roof elements to half/barn hipped was chosen over full gable ends as it was felt this was the visually softer option.
- The front dormers are essentially the only part of the scheme that requires planning permission and 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 conversion 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. 48 Bushy Mead