



GBS Designs

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Garage conversion & rear extension at

49 Brook Gardens, Emsworth, Hampshire, PO10 7JY.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to convert a garage that is too small for a modern car into a much needed dining room, and the replace a timber framed with brick slips extension that has reached the end of it's serviceable life with a brick and block permanent replacement.



Front of No. 49 Brook Gardens

CAD - ARCHITECTURE - DESIGN

Design

The conversion and extension have 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 and conversion into the existing dwelling.
- Are 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

The garage is being removed, however 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. 49 Brook Gardens - shows existing rear extension