



GBS Designs

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26 Castlemans Lane, Hayling Island, Hampshire, PO11 0PZ.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to construct a two storey extension and conservatory at the rear of No. 26 Castlemans Lane that improves the property by giving additional living accommodation required by a modern family such as adaptable living spaces and an enlarged kitchen.

In addition, the proposal also includes some attractive changes to the roof over the entrance and garage.



Front of 26 Castlemans Lane

CAD - ARCHITECTURE - DESIGN

Design

The extension and improvements in general have a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- The scale of the extension is within the overall proportions of the existing house and utilises only a small portion of the large garden and plot the house is situated on.

Materials

All materials for the extension will match existing, in particular brickwork, roof tiles, windows and doors.

Windows and French doors will be doubled glazed replacement with UPVC frames and low energy glass to match existing.

All materials and the method of construction will meet the current Building Regulation requirements.

Floor Levels

The ground and first floor levels will not change and will continue into the extension and conservatory.

Site Levels

As shown by the Floor & Site Levels drawing (drawing reference CAMDAY 09).

Parking and Occupancy

Occupancy is not being increased and the property already has parking for more two cars.

Landscaping

There will be no significant landscaping other than some very minor alterations to the rear garden and some general tidying.

Boundaries

No change to any boundaries.

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 current house. The extension would not overshadow any neighbouring properties, the visual mass is in keeping with existing properties in the area and there is no loss of privacy to neighbours.



Rear of No. 26 Castlemans Lane