



**GBS Designs**

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22 Bedford Close, Havant, Hampshire, PO9 2TP

## DESIGN & ACCESS STATEMENT

### General Description and Usage

The proposal is to construct a two storey side extension and a single storey rear extension along with converting the loft so that the property is improved by giving additional living accommodation required by a modern family such as adaptable living spaces, an enlarged kitchen and room for family should the need arise.



Front of 22 Bedford Close

CAD - ARCHITECTURE - DESIGN

## Design

The extensions 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 external 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.



Rear of No. 22 Bedford Close



Front of No. 20 Bedford Close with large side extension



Rear of No. 20 Bedford Close with large rear dormer

CAD - ARCHITECTURE - DESIGN



Front of No. 19 Luard Court with two storey side extension



Rear of No. 19 Luard Court with two storey side extension

CAD - ARCHITECTURE - DESIGN

**Floor Levels**

The ground and first floor levels will not change and will continue into the extensions. The loft conversion floor level is shown on drawing LEWIS 09.

**Site Levels**

As shown by the Floor & Site Levels drawing LEWIS 09.

**Parking and Occupancy**

Occupancy is being increased, however the property already has capacity for three cars to park off-road.

**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.