



GBS Designs

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9 Crofton Close, Purbrook, Hampshire, PO7 5LP.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to remove parts of the existing dwelling; an old lean-to style conservatory of glass & timber construction and a single storey brick built flat-roofed element, both to be replaced with a two storey extension that is very in keeping with the style and character of the property.

In addition, there are two very similar extensions in the very near area at No 19 and No 21 Crofton Close.



Front of No. 9 Crofton Close

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 garden and plot the house is situated on.
- Replaces an element of the property that is structurally sound but is thermally inefficient.

Materials

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

Windows and rear 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 floor and first floor levels will not change and will continue into the extension.

Site Levels

As shown by the Site Levels drawing (drawing reference SOUTH 03).

Parking and Occupancy

Occupancy is not being increased and the house benefits from a driveway and garage that can more than accommodate the required parking spaces; therefore no parking issues exist.

Landscaping

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

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 either neighbouring property, the visual mass is in keeping with existing properties in the area and there is no loss of privacy to neighbours on either side.



Rear of No's. 21 (left) and 19 (right) Crofton Close - showing extensions of a very similar size and proportion to that being proposed



Rear of No. 9 Crofton Close