



GBS Designs

6 Shillinglee Waterlooville Hampshire PO7 5RW
Tel 023 9225 8315 glenn@gbimages.co.uk
www.gbs-designs.co.uk

14 Morelands Road, Purbrook, Waterlooville, Hampshire, PO7 5PT.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to remove two parts of the existing dwelling; an old lean-to style conservatory of all glass and steel construction, and a lean-to style green house out-building and construct a rear extension that matches the adjoining neighbour at No.16 Morelands Road.

Both of these elements have reached the end of their serviceable lives and are not structurally sound. They are to be replaced with a modern twin skin structure extension that compliments the original property and the adjoining property's extension.

The proposal also includes some internal remodelling that will increase bedrooms from the current two to three.



Front of 14 Morelands Road

CAD - ARCHITECTURE - DESIGN

Design

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

- In keeping with both the location (see rear extension at No. 16) 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.
- Replaces elements of the property that have not only reached the end of their serviceable life but are also thermally inefficient.

Materials

All materials will match existing, in particular brickwork, rendering, roofing felt to match that at No. 16, windows and doors.

Windows and rear 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 floor level will not change and will continue into the extension and conservatory. As shown by the Floor & Site Levels drawing (drawing reference MUGFRAN 08).

Site Levels

As shown by the Floor & Site Levels drawing (drawing reference MUGFRAN 08).

Parking and Occupancy

Occupancy is being increased (two to three bedrooms) but fortunately the dwelling has a very long driveway that can more than accommodate three parking spaces.

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.

Additional Information

Some work has started on the property; mostly internal. However, the structurally unsound lean-to style conservatory and green-house having to be demolished as they were weakened further and rendered unsafe by the recent bad weather.

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. 14 showing conservatory and corner of greenhouse



Rear of No.14 without conservatory or greenhouse following recent bad weather

CAD - ARCHITECTURE - DESIGN



Former greenhouse at No. 14



Side view of extension at No. 16 - proposed extension at No. 14 projects no further

CAD - ARCHITECTURE - DESIGN