



GBS Designs

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

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to convert the loft, whilst still allowing for plenty of storage, into a bedroom and shower room. The current third bedroom being turned into a utility room as the previous and current owners like the open plan nature of the ground floor living space but it does lack utility space.

To make best use of the loft space it necessary to raise the hipped roof to a gable end as shown on the drawings.



Rear of 33 Morelands Road.



ARCHITECTURE & DESIGN





Alternative rear views showing firstly garage and secondly neighbour's extension that would shield the visual mass of the conversion from a neighbour's perspective.

Design

The conversion has a number of facets:

- Aesthetically pleasing and in keeping with both the location and the existing house.
- The scale of the conversion is within the overall proportions of the existing house.

Materials

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

Windows 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

All floor levels will not change and are to remain at existing levels on the ground floor.

Site Levels

As shown by the section drawing.

Parking and Occupancy

Occupancy is not being increased at all and therefore there are no parking issues as there is ample space for 3 or more cars.

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

Whilst some work has started on the property, it is not work that requires planning permission.

Summary

As shown by the sympathetic design the conversion will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house. The conversion would not overshadow neighbouring properties, the visual mass is in keeping with existing properties in the area and there is no loss of privacy to neighbours on either side.

