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16 Warfield Crescent, Waterloo, Hampshire, PO7 7JP.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to remove a conservatory that has reached the end of its serviceable life and suffers from the usual problem of being too hot in the summer and too cold in the winter, with a rear extension that is in keeping with modern living by enlarging and opening up the lounge and dining areas and to include the kitchen.



Front of 16 Warfield Crescent

Design

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

- In keeping with both the location and the existing house by merely being an extension of the line and style existing the main roof.
- The scale of the extension is within the overall proportions of the existing house and utilises only a portion of the very 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 or compliment existing, in particular brickwork, roofing tiles and felt, 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.

Parking and Occupancy

Occupancy is not being increased and 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, the plot and there is no loss of privacy to neighbours on either side.



CAD - ARCHITECTURE - DESIGN