LANDFORD
ARCHITECTURAL SERVICES

7 Brookside – Proposed Single Storey Front & Rear Extension

A0751 – PDS-001 – NFNP Design Access & Sustainability Statement

Photo viewing Front of Property

Photo from Back Garden viewing rear of Property

New Forest National Parks Authority Policy DP36

Following the construction of this property which was believed to have been built in the early 1950's, there seems to have been little in the way of changes and additions over the years. Having carefully calculated the existing gross internal floor area of the property it has been determined that the total existing gross internal floor area currently equates to Approx 110m sq. this area includes both First & Ground floor areas including the kitchen, utility & W/C (single storey element) With this in mind and considering the NFNP policy DP36 there is currently a potential allowance of up to 30% increase to the existing property, the total allowable increase could therefore equate to up to 33msq. It is proposed that a new extension is added either side of the single storey element to create a sensible and much needed modern open plan Kitchen / diner and family room which will now realise a connection to the garden / outdoor space. The new proposal increases the floor area by approx. 31.4m SQ which is well below the 30% potential allowable area.

Brief History and Surroundings

All the properties within the cul-de-sac of "Brookside" were originally understood to have been built as council properties in the early 1950's, most of the properties are now understood to be privately owned. To the South West of Brookside is the New Forest lower school which was believed to have been built before the turn of the last Century, this is an attractive red brick building with a natural slate roof. West of Brookside is Lyndhurst Road, and to the East of Brookside there is open Countryside / agricultural land, as such the rear of the properties are neither over looked or overlook other residential properties. Landford is an affluent Semi Rural village located on the Northern edge of the New Forest national park.

Proposed Design

My client now finds it necessary to increase the size of their home to accommodate additional space which will enable them to support a modern lifestyle their property is currently unable to provide. The proposed design ensures the front of the property and therefore street scene would be minimally affected, in fact the new tiled, single storey extension will help to enhance this elevation. The proposal has been carefully designed to ensure the extension blends in to the existing building whist creating a cohesive, balanced aesthetic both at the front and the rear of the building. The shape of the plot including the angular line of the rear boundary fence (between No. 7 and No. 8) presented a few challenges and meant that the obvious design route of following the boundary line (which would have made best use of the space and simplified the connection to the garden the connection) would have negatively impacted the amenity of number 8, and so the only way to avoid this was to split the proposal over both sides of the existing single storey element, i.e. to have part of the proposal sitting forward of the principal elevation and part at the rear. This design method ensures minimal massing whilst also ensuring the amenity of the neighbouring properties is not adversely affected with no perceived loss of light suffered.

Sustainability and environmental impact

New windows and external doors would incorporate a new high end double glazed system with min. 16mm cavities of argon gas and low emissivity coated glass, highly efficient insulation to the walls, floor and roof of the extension coupled with the modern fabric of the building and modern airtight methods of construction would help to ensure low carbon emissions. With regard to energy consumption, new low energy highly efficient LED lighting would be installed throughout the extension.

Access

There are no plans to change the current access to the site as the current access is more than adequate. All parking is to the front of the property with a communal parking area located within Brookside. With regard to the proposed works, additional temporary parking could be made available within the front garden for contractor's vehicle(s) throughout the projects duration. Throughout the proposed project the site gardens are also are enough that temporary space could be made available for material storage etc…

Flood Risk

When studying the Environment Agencies flood map, it appears that there is currently no flood risk categories in place to the property itself due to its topography. In light of the site's geographical location there is minimum flood risk, furthermore I believe the proposed works should not in any way affect or be affected by flooding, and as such will not create any further risk of flooding. Any works carried out including surface and foul water drainage would be in line with the latest Building regs requirements.