



# BROADWOOD, CHURCH CLOSE

DESIGN AND ACCESS STATEMENT - ISSUE P1

NOVEMBER 2021

---

**PROJECT DESCRIPTION:** PROPOSED SINGLE-STOREY REAR EXTENSION.

**PROJECT LOCATION:** BROADWOOD,  
CHURCH CLOSE  
MINSTEAD,  
LYNDHURST,  
SO43 7FY

**PREPARED FOR:** DR PETTIGREW AND MS LEBRUN

## **Contents:**

1.0 The Scope

2.0 The Design Team

3.0 Site Location and Assessment

4.0 Planning History and Policy

5.0 Site Photos

6.0 Proposed Design Solution

7.0 Highways Statement

8.0 Flood Risk Assessment

9.0 TPO Trees

10.0 Summary

## 1.0 The Scope

- 1.01 This statement has been prepared to accompany a householder planning application to New Forest National Park in connection with the proposed works at Broadwood, Minstead, Lyndhurst on behalf of Dr Pettigrew and Ms Lebrun who currently own and reside at the property.
- 1.02 The applicant is seeking permission for the erection of a single storey rear extension with associated alterations.
- 1.03 The property has also sustained fire and smoke damage following a fire earlier this year. The proposed extension will form part of the betterment works following remediation of the smoke damaged fabric
- 1.04 This document sets out the design consideration and principles together with an analysis of the site and its relationship with the surrounding area.
- 1.05 This document should be read in conjunction with the full set of documents and drawings submitted in support of the planning application.

solutions. SHA have been involved in a large number of projects in the New Forest area over the 30-year history of the company.



Existing Northwest Elevation  
Image copyright of Google

## 2.0 The Design Team

- 2.01 Simpson Hilder Associates (SHA) is a medium-sized architectural and surveying practice with offices in Lyndhurst & Lymington. Founded in 1989, the practice offers a high level of personal attention and maintains a flexible approach to achieving and supporting the aims and objectives of its clients and relevant stakeholders. The practice is staffed by an experienced and dedicated professional team who are innovative in their approach to design, technical and strategic

### 3.0 Site Location and Assessment

3.01 The site is situated to the Southeast of Church Close and of Minstead village centre as indicated by the location map in fig. 1 and aerial photograph in fig. 2 below.

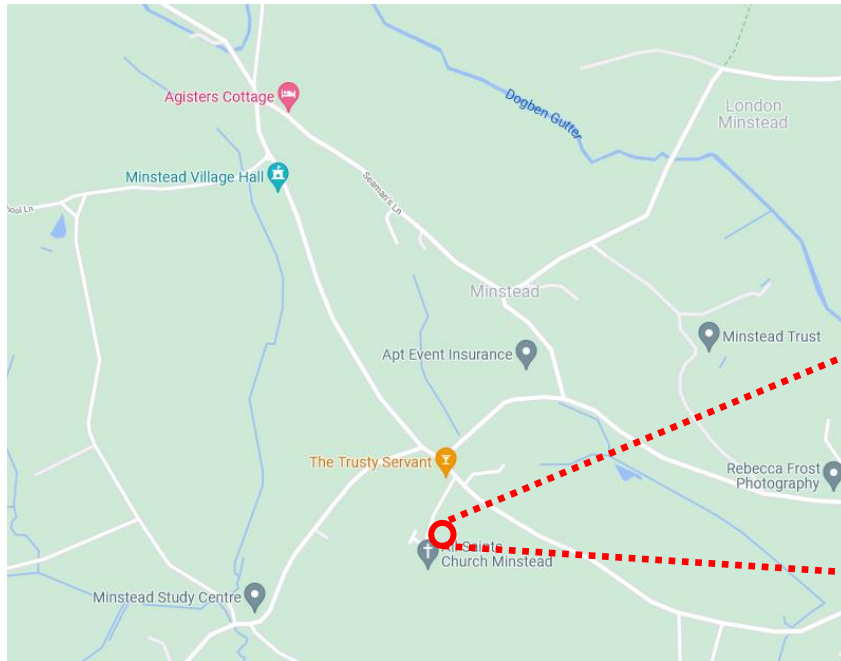


Fig 1: Location Map  
Image copyright of Google



Fig 2: Aerial View (Not to Scale)  
Image copyright of Google

### Description of the Property and Site:

- 3.02 The property is an existing four-bedroom, two-storey family home with a split level at ground floor. The main entrance is located at lower ground level to the front of the building. A study, media room, utility and a shower room are also located on this level. An open plan kitchen/dining and lounge area are located at upper ground level to the rear. The first-floor space sits over the lower ground level only with the loft space extending over the upper ground level. The existing structure appears to consist of concrete ground floors, standard cavity external walls with some possible timber frame at first, timber first-floor construction and a pitched roof with concrete interlocking tiles on timber cut roof.
- 3.03 The property suffered extensive smoke damage following a fire on 7th May 2021. The seat of the fire was in the kitchen, which is where the majority of the heat and water damage has been sustained. Extensive remedial work is required to remove fire and smoke damaged materials. The application seeks approval for betterment work in addition to the remediation to include a rear extension to accommodate a larger kitchen and open plan living space.
- 3.04 The site area is approximately 1615 square meters in total with a rear garden facing South-east. The site is bounded by Church Close to the West, with the curtilage bounded by pastures to the East, a neighbouring property to the North and All Saints Church to the South.

- 3.06 On review of the local authority’s interactive map, the following items are confirmed:
- The site falls within the Forest Central South conservation area.
  - The property does not appear to be listed although neighbours the Grade I listed All Saints Church
  - There does not appear to be an Article 4 direction on the land.
- 3.07 According to the Natural England Magic Map, the site does not fall within 50m of the following:
- RAMSAR Sites (England).
  - Sites of Special Scientific Interest (England).
  - Special protection areas.
  - Woodland priority habitat.

### Surrounding Environment & Developments:

- 3.05 The site is located within a village area of predominantly 1.5 and 2 storey detached properties. The properties vary in age but are all generally traditional in design approach. All saints church neighbours the property to the South and is Grade I listed. A small, relatively modern housing development located opposite to the West. The material palette includes primarily red brickwork with render or tile hanging featured on some properties. The roofing materials used appear to be of either clay or concrete tiles.



## 4.0 Planning History and Policy

4.01 The property falls within the New Forest National Park Authority boundary and is not within a defined village. It is therefore subject to planning policy DP36 that restricts new floor area to no more than 30% of the “original house” as it was on the 1st July 1982. This application includes a calculation of the 30% floor area limitation as shown in the submitted plans.

4.02 SHA have reviewed the planning records for the property that indicates the following history on the site:

4.02.1 Description: Garage and confectionery store.  
Ref: NFR/XX/00178  
Date: 02 December 1948  
Status: Granted

4.02.2 Description: Addition of shop front.  
Ref: NFR/XX/07754  
Date: 13 April 1959  
Status: Granted

4.02.3 Description: Residential development.  
Ref: NFR/XX/10363  
Date: 22 September 1961  
Status: Refused

4.02.4 Description: New parsonage house.  
Ref: NFR/XX/11802  
Date: 04 February 1963  
Status: Granted

4.02.5 Description: Erection of new parsonage house.  
Ref: NFR/XX/11802/1  
Date: 08 December 1966  
Status: Granted

4.02.6 Description: Erection of rectory.  
Ref: NFR/XX/11802/2  
Date: 15 December 1967  
Status: Granted

4.02.7 Description: Detached double garage and conversion of existing garage to living accommodation.  
Ref: 02/75436  
Date: 29 August 2002  
Status: Granted

4.02.8 Description: Outbuilding.  
Ref: 20/00940  
Date: 11 February 2021  
Status: Granted

4.03 On review of the applications above, the above applications appear to not impose any conditions restricting future development of the site.

4.04 Whilst an application was granted permission for the conversion of the integral garage in 2002, records show that this was always connected to the house via an internal door. This is therefore included within the 30% floor area calculation.

4.05 the floor area calculation demonstrates that it is possible to extend up to 57.6m<sup>2</sup> under policy DP36. The application is only seeking permission for a 24.9m<sup>2</sup>, however, which is well within this limitation.

## 5.0 Site Photos



View of Broadwood from Church Close.  
Image copyright of Google



View of Northwest elevation from driveway.



View of existing porch entrance.



View of existing garage adjacent to property.



View of driveway leading out to Church Close.



View of West corner towards rear of the property.



View of Southwest elevation towards the rear patio.



View of Southeast elevation opening towards existing patio.



View of the existing pergola to be removed.



View of Northeast elevation towards rear garden area.



View of Northeast elevation.



View of side entrance of Northwest elevation.



## 6.0 Proposed Design Solution

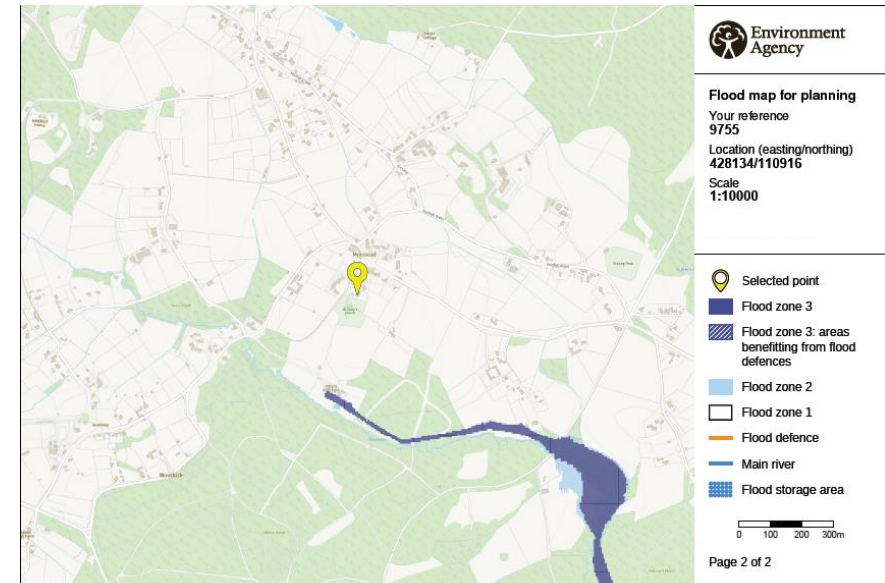
- 6.01 The proposal includes a rear extension that provides an enlargement of the existing kitchen to create an open plan kitchen/dining area. New bi-fold and glazed French doors are proposed to the new dining area and existing lounge creating a connection between exterior and interior areas, opening the space to views of the garden and fields beyond.
- 6.02 The pitched roof of the extension is proposed to replicate the same pitch of the existing. New patent glazed roof panels above the French doors will maximise natural daylight within the dining area. Both the new and existing roofs will be finished with slate tiles in replacement of the existing concrete tiles.
- 6.03 The chosen materials for the proposed extension will incorporate low-level brickwork to match existing with timber cladding above to be sympathetic to the surrounding forest. This will also complement the timber-clad outbuilding approved earlier this year that is currently under construction at the time of writing.
- 6.04 The works will also include the replacement of the existing uPVC windows with new powder-coated aluminium units.

## 7.0 Highways Statement

- 7.01 No alterations and extensions are proposed to the front of the property; therefore, the driveway and parking will remain unaffected. Pedestrian and vehicle access will remain unchanged, and the proposals will not result in additional vehicle movements or the need for additional parking spaces.

## 8.0 Flood Risk Assessment

- 8.01 The site falls within Flood Zone 1 and is identified as being of very low risk of flooding from rivers and the sea according to the Environment Agency's Flood Risk Map for Planning, as illustrated in the extract below.

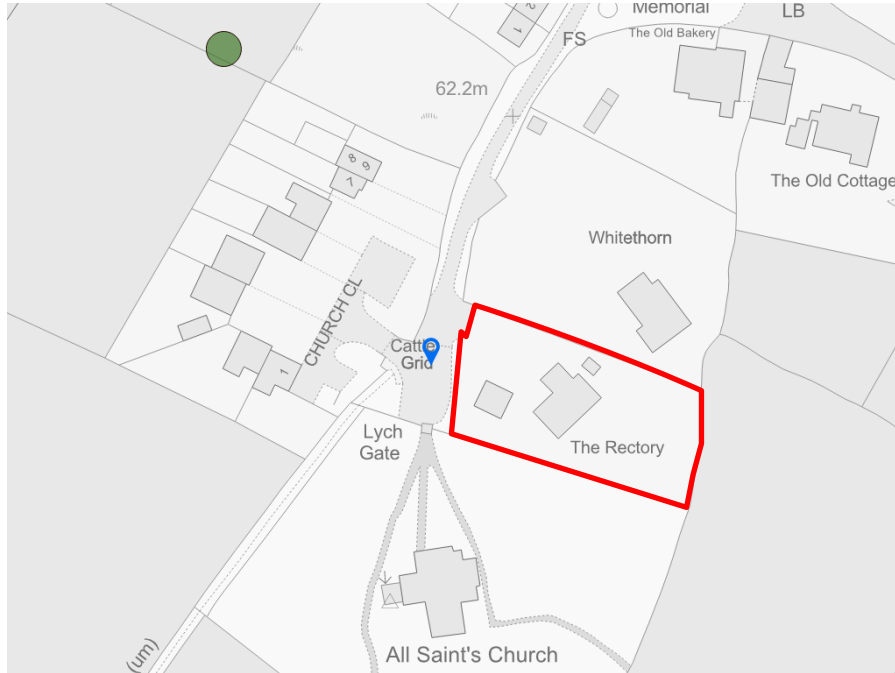


© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024108.

Flooding Map of the area.

## 9.0 TPO Trees

9.01 There does not appear to be any TPO trees located on-site and will therefore not impose any restrictions on development.



Location of TPO trees (highlighted green) in relation to the site (highlighted red).

## 10.0 Summary

- 10.01 This document accompanies a Householder Planning Application submitted to the New Forest National Park on behalf of Dr Pettigrew and Ms Lebrun.
- 10.02 The planning application seeks permission for the erection of a single storey rear extension.
- 10.03 On review of the planning history and local authority's website, there does not appear to be any site specific constraints that may adversely affect the application or proposed development.
- 10.04 The proposals will not affect pedestrian or vehicle access and there will be no change to parking on site.
- 10.05 We believe that the proposals accord with the content and spirit of relevant local and national planning policies and that the application would, therefore, be considered appropriate for approval by the Planning Authority.