

Ref:MJL/S.Carlike

**Re: Langford Farm Paradise Lane Woodlands, Bartley, New Forest SO40 7GS:
Proposed Extension/Hobby Room and Detached Double Garage and Log Store.**

Design Statement.

Proposed Works

The proposed single storey extension and double garage with log store.

The Extension has been designed to materially match the main dwelling face brickwork to all elevations. The roof covering will be concrete tiles to match existing of the main roof to the dwelling. Access to the hobby room will from the internal ground floor arrangement. New windows to match those of the existing dwelling. The proposed extension floor area has been calculated at approx just under 20m², we consider this being acceptable in respect of allowable 30% when the new house was built when only 24% was used, the 6% remaining has given the opportunity to build the extension without any further increase to the 30% allowed.

Double Garage and Log store has been set to the north of the main dwelling and will not be visible from the public highway. The positioning of the garage has been considered so as not to affect the amenities of the neighboring properties. Also the dense screening to the southern boundary obscures any visual impact to the surrounding properties in paradise lane. The position of the garage and log store will be situated on the existing concrete ground slab, the construction will be mainly wood framing with dwarf wall brickwork at low level, windows and doors will be timber, cladding to the external face will be feathered edge boarding and roof covering will be grey slate tiles to give contrast to the main dwelling

The window proportions to both the new extension and double garage are derived from the design of the windows to the main dwelling to retain a sense of character, proportion and rhythm. The windows retain the four and two pane division. Feature window to the garage and are to be timber framed and glazed. Garage doors will be two leaf opening doors and electrically operated.

Access to the proposed double garage will be via the existing courtyard/drive and main entrance. There will be no additional vehicles to and from the site.

End