

Rear Extension

Underdown Farm  
Standlake  
OX29 7TB

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17.04.23



PRIOR PLANNING

## Existing site

### BUILDING CONTEXT:

Underdown Farmhouse was built by the current owners in 2013. They worked hard to ensure the building reflects its natural surroundings and used natural materials where possible. The approximate overall area is 202m<sup>2</sup>.

### GARDENS AND SURROUNDING SPACE:

The house has a designated garden space to the rear of the property and ample gravel parking space to the front. The house is surrounded by farmland owned by the owners. Further down the private driveway there is another property, which isn't easily visible due to the land dropping away.

### UNDERDOWN FARM IN THE COMMUNITY:

Underdown Farm has been in the family for many years and as such, the family and the farm business are well known and highly regarded by the Stadlake community. They are commended for their efforts in maintaining the local farming landscape and for the support of local village traditions. Mr & Mrs Costar will communicate their plans.

### ADJOINING NEIGHBOURS:

Underdown Farm is sited and accessed on the main 'Downs' road leading into Standlake. There are some residential properties along this road to the South of the site, however, they do not overlook Underdown farmhouse. The other property on the farm site, is owned by a family member.



FRONT ELEVATION



REAR OF PROPERTY



Satellite view of Underdown Farm.



Street View - Looking down the drive from the main highway.

## Appearance

The proposed design is very much in keeping with the original property and it is felt that this is important given the surroundings. The existing building materials are of neutral tone and natural texture. Subsequently the property sits inconspicuously and comfortably in its natural, rural setting.

Nearly all materials will be the same as existing and reused where possible. The only material which will need to differ is that of the roof tiles for the single storey elements. The pitch on this roof will be approx 12.5 degrees and as such, specialist low pitch tiles must be used.

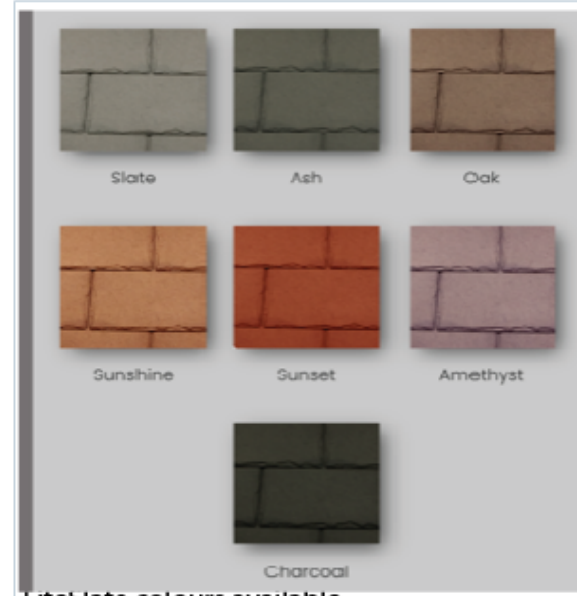
Having researched extensively, we have settled on LiteSlate. made from 90% recycled polymers, these tiles offer a natural looking finish and are available in a range of colours.

We believe that these would demonstrate a clear distinction between the existing property and newer extension which would further emphasise its subservience.

We believe the scheme to be of high quality design, using elements in the form to mirror areas of the existing property and by using both double storey and single storey elements, we have created sympathetic aesthetic interest and clear visibility of the existing building.



LiteSlate example.



LiteSlate colours available.



## Access

Access to Underdown Farm is good and clear. There is no need for any special/new access arrangements should the proposal go ahead.

The existing property is accessed by a long private driveway and the property has space for several cars to park on it's gravel area to the front of the property.

With regards the actual build, there is ample space for necessary delivery vehicles, building machinery, and storage of materials on site, therefore ensuring there is no obstruction on the highway.

Bathrooms, Kitchens, Utility services will all remain in their existing locations so significant changes to drainage and/or sewers is not required.



Satelite view of Underdown Farm and proposed site.

## Scale

OVERALL AREA OF EXISTING: 202m<sup>2</sup>

GROUND FLOOR: 102M<sup>2</sup>

FIRST FLOOR: 100 m<sup>2</sup>

OVERALL AREA OF PROPOSED EXTENSION: 79m<sup>2</sup>

GROUND FLOOR: 56.5m<sup>2</sup>

FIRST FLOOR: 22.5m<sup>2</sup>

PROPOSED OVERALL AREA: 281m<sup>2</sup>

GROUND FLOOR: 158.5m<sup>2</sup>

FIRST FLOOR: 122.5m<sup>2</sup>

