

Supporting Statement.

This has been prepared with reference to relevant Current EHDC planning policy; CP19,CP27,CP29,CP31, HE2 and SPD. With the Medstead and Four Marks Neighbourhood Plan also being acknowledged.

Five Ash Cottage is a building of the Victorian era, of simple design and probably erected for farm workers or similar. It is in acute need of sympathetic modernization and modest enlargement to accommodate the needs of modern life, without changing its character. The fact that it lies outside the designated settlement boundary (policy CP19) means that, with demolition of the somewhat ugly lean-to garage, attached conservatory and Front porch, the proposed extension will only increase the ground footprint by some 3m². With the floor area increased only by 25.7m² overall. It is proposed that the Main Entrance door be moved to the side on the driveway for safety as the existing one opens directly on to the roadside.

In the upgrading of the property, it will involve adding insulation to the existing building and meeting or exceeding the requirements on the new parts, this will obviously resist any unwanted passage of heat and sound beyond the building fabric. A new efficient Condensing Gas Boiler and Solar thermal water heating are to be included for domestic needs. External lighting will be discreet downlighting located in the overhang adjacent to the parking area and within the Recessed entrance, to mitigate any undesirable spread.

It is proposed that, to be in harmony with the neighbouring properties, the lower storey of the existing building be insulated and rendered in traditional lime finish to remove the need for the ugly damp measures applied over many years, with the new extension in a matching finish. The first floor exterior elevation will be insulated and re-clad with horizontal timber boarding. The new roof to be pitched with slate to be in keeping with the original roof.

The permeable gravel parking area to be lengthened slightly to provide adequate space for two vehicles plus an area for the storage of the Waste bins. There is adequate storage in the existing garden shed for multiple Bicycles etc. Infrastructure will be provided to enable a vehicle charge point to be installed as required.