

Covering Letter

8th March 2024

RE: Ruffits , Headly Road, Grayshott GU26 6DL

Design Statement for the proposed single storey side extension.

Dear Sirs,

Please accept this application for a single storey side extension to Ruffits in Grayshott. The property is currently arranged over two floors and is located on a sloping site to the south of Headly Road. The applicants have recently purchased the property and are now seeking to undertake a modest extension to relocate the kitchen and provide a playroom for the family's young children.

The Gross Internal Area of the current dwelling is 257sqm. The proposed extension would add an additional 56sqm giving rise to an increase of 22%.

The proposal has taken account of the design, scale and character of the existing dwelling. Consideration has been given to the plot and how the extension fits within the topography of the site.

The scale, height and massing of the proposed extension is subservient to the host dwelling. A stepped approach has been adopted with the south elevation to the kitchen extension being set back from the building line. The ridge heights have also been stepped down from the main ridge to the kitchen to the playroom.

The orientation of the playroom extension has been changed and is accessed via three steps from the kitchen. This structure has been set at a lower level to maintain the sequentially diminishing roofline and provide improved access to the garden.

As can be seen from the existing section drawings, the dwelling is currently set into the sloping landscape. The proposed extension follows a similar theme and allows the new kitchen and playroom to be placed at the front of the house. Garden doors will lead out onto a terrace with steps down to the lawn and swimming pool.

tom freeborough MRICS

chartered building surveyor &
architectural designer

A high quality external appearance will be achieved through the use of traditional materials that reflect the character of the original building. Dressed stone with red / orange brick quoins will be used for the south facing external elevations. Matching plain clay tiles will be selected with half round ridges and bonnet hip tile detailing.

The proposed alterations are set well away from neighbouring properties with no new windows or habitable rooms providing views into or over neighbouring land.

The planning application validation checklist and the biodiversity checklist have been submitted with this application. However, please feel free to contact me if you require any further information.

Kind regards,

