DESIGN, ACCESSS & SUSTAINABILITY STATEMENT

Single storey rear extension & adjustments to existing roof and façade
to 3, The Green, Fawler, OX7 3AN

Proposal & Justification

The proposal is to extend the existing single storey element of the property including upgrading the current lean-to Perspex roof with new fully insulated flat roof with integrated lanterns. Currently this single storey element accommodates a kitchen, though due to the lack of insulation, is often extremely cold in the winter and overheats in the summer months. Furthermore, the Perspex roof has now come to the end of its natural life and is prone to leaking and causing timber to rot.

As part of the extension and renovation is to insulate all aspects including to the floors, walls and roofs to current standards to eliminate the ongoing issues around the existing structure.

The extension will also provide the property with a much-needed family, kitchen and dining area which accesses the vast rear gardens with views of the fields beyond by increasing glazed openings to two main elevations facing the rear gardens.

Together the changes will enhance the overall property and bring in line with today's commonly accepted facilities and standards.

Both adjoining neighbouring properties and those that surround the application site have successfully been heavily modernised and extended over the years to the benefit of both the property and its occupant's.

Sustainable Design

All insulation levels will be to current building regulation standards as a minimum to the floors, walls and roof will be enhanced further by double glazed windows and doors replacing existing where required providing adequate levels of natural light and natural ventilation.

Water Efficiency & Usage

The use of water butts to downpipes will also increase the levels of rainwater harvesting. According to Waterwise, in excess of 85,000 litres of rain falls on your roof every year. This rain can be collected in a water butt to water your garden, clean your car and wash your windows.

Furthermore, sanitary fixtures and fittings will be selected to ensure a maximum water usage of 125Litres/Person/Day can be achieved in line with building regulations.

Lighting

Internally, the use of energy efficient lighting (also a building regulation requirement) will be installed to fittings with a luminous efficacy greater than 45 Lumens per Circuit-watt at a rate of min. 75% (3 per 4 fixed light fittings in rooms or circulation areas most frequently used).

Locally Sourced materials

Where possible and available all materials will be sourced from local merchants and stockists to minimise travel for both collections and deliveries