

## DESIGN STATEMENT for

Proposed extension to Broomy Green House, Checkley, HR1 4NA.

20 September 2017

### Summary of proposals

This is a proposal for a single storey extension to a two storey house.

### Context

Broomy Green House sits in open countryside, 17 acres of which are owned by the applicants, adjacent to the site and to the east of it.

### Design

This proposal provides about 10sqm of additional floor space for an enlarged dining room, and rationalises the existing ancillary space.

Rather than add another bit of roof to the existing arrangement, we propose to remove the existing slate roof in its entirety and replace it with a new monopitch standing seam metal roof, covering both the extension and the space immediately outside it. This will abut the existing wall facing the lane beside the house. The available colour range includes four grades of grey and a 'green grey' (RAL 1504010). Although noted on the drawings as 'Merlin' BS18B25), this might change to another grey from the range.

Upstand rooflights are shown on the drawings. The exact size and type are to be determined; probably smaller than those shown on the drawings, but if markedly different we can include it in a non-material amendment application.

### Gates and boundary wall

The proposals allow better use to be made of the outside, so included within the details shown on the drawings is the replacement of the galvanised metal gates with taller ones in oak, and the increase in height of the twin stone walls flanking the gates.

### Access

Access to the site for pedestrians or vehicles is not affected by the proposals.

### Drainage

There appears to be no reason why the existing surface and foul water drainage systems can't be used for the reconfigured arrangement. The relocated wc will run into the pipework serving the existing if feasible, or direct to the manhole. I think the manhole

noted on the drawings runs to the septic tank beyond the garage, but this will be confirmed during preparation for the commencement of the work. There is plenty of room to make a new rainwater soakaway should one be required; again this can be determined before work starts.

### **Biodiversity**

The constructed pool within the paved area near the proposed extension is intended to be removed as part of these works, or at a later date. It appears to have been built for humans to swim in, having steep sides and steps into the water. We are awaiting an expert assessment of whether it might have potential as a habitat for protected species, but it seems unlikely. Of course a survey will be commissioned should it be required.

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For Spacescape Architecture & Landscape.