

Works to form a first floor extension to Brendon Care Home, Otterbourne Hill, Otterbourne. SO21 2FL

1. Introduction

We propose to erect a first floor extension to the existing care home.

2. History

The proposed site has no record of any Planning Applications to the site searching the post code for the property.

3. Official Listed Building entry

The proposed siting is some distance from the nearest historical asset to have any adverse effect upon this. The application site is not within a Conservation area.

4. Pre Application advice

No pre formal application has been made for the proposed extension

5. Proposed

It is our intention to erect a first-floor extension to the front of the property. At present there is a recess to the front of the property at first floor, and we intend to form the first floor in this location. The materials are to match the existing ground floor with rendered wall, a flat roof behind a parapet wall, and dark coloured windows to match the property.

Access to the proposed extension is internal from the existing hall/corridor. The rooms formed are a meeting room, office and additional bedroom.

The proposal will not increase the staff as the care will be the same as the existing care levels.

6. Flood risk

The proposed area does not fall within an area of tidal flooding and there are no rivers in proximity to the site.

From checking on the Environment Agency website, the site will not be affected by any flooding for surface water or climate change for present day or from 2070-2125

7. Sustainability

Materials are to be match the property and will be sourced locally and will be the best/efficiently made materials for the purpose of the job to prevent solar gain and allow the property to maintain thermal efficiently.

There will be minimal waste for the proposal.

The extension will be heated from the existing heating system.

Water consumption will be minimised to 110l/s.

The walls, roof and glazing will have to conform with the Building Regulations for their thermal requirements.

8. Transport/parking

Access to the property is via the existing vehicle access and parking is formed around the property. This is not anticipated to change.

9. Conclusion

The proposed works will not affect the properties to the area with regards to access to the site, or flooding to the area, and is in keeping with the use and buildings to the site.