

**DESIGN
ACCESS
&
HERITAGE
STATEMENT**

Project: **Swandrift
Trout Rise
Loudwater
WD3 4JZ**

Project No.: **11131**

Issue Date: **June 2021**

DESIGN ACCESS & STATEMENT FOR

**PROPOSED LOWER GROUND, SINGLE STOREY AND FIRST FLOOR REAR AND
SIDE EXTENSIONS AND ASSOCIATED REFURBISHMENT WORKS TO AN
EXISTING DWELLING HOUSE**

Project: Swandrift, Trout Rise, Loudwater WD3 4JZ

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1.0 INTRODUCTION

The proposal relates to the proposed lower ground, single storey and first floor rear and side extensions and associated refurbishment works to an existing dwelling house.

This Design Access & Heritage Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

In particular, the following policies form the basis and reference for this report.

The Core Strategy was adopted on 17 October 2011 Relevant policies include CP1, CP9, CP10 and CP12.

The Development Management Policies LDD was adopted on 26 July 2013. Relevant policies include DM1, DM3, DM6, DM13 and Appendices 2 and 5.

The Loudwater Estate Conservation Area Appraisal (2013).

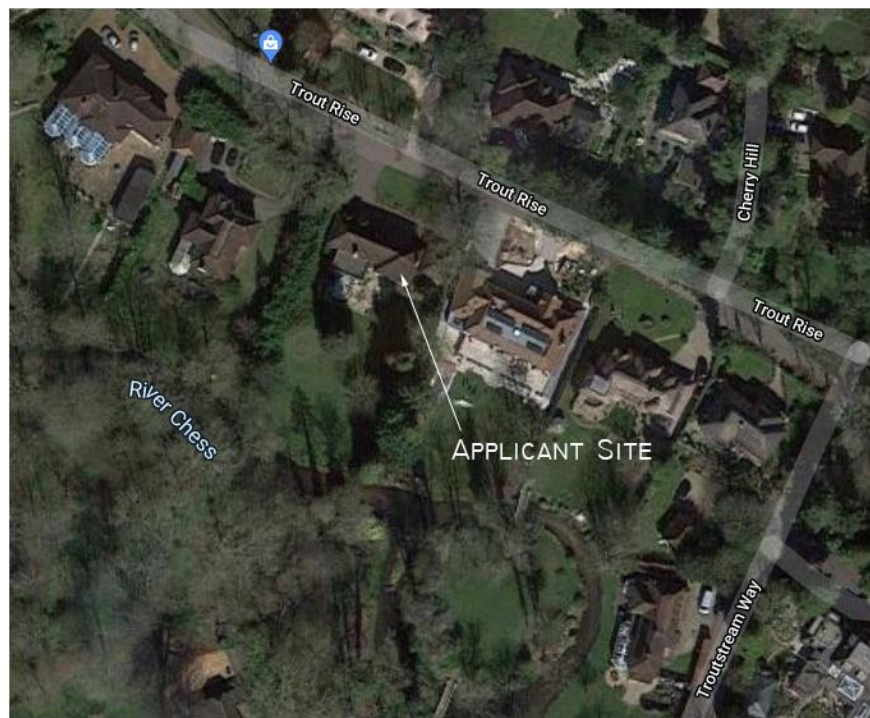
Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) states that development should 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'conserve and enhance natural and heritage assets'.

Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) set out that development should not have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to roof form, positioning and style of windows and doors and materials.

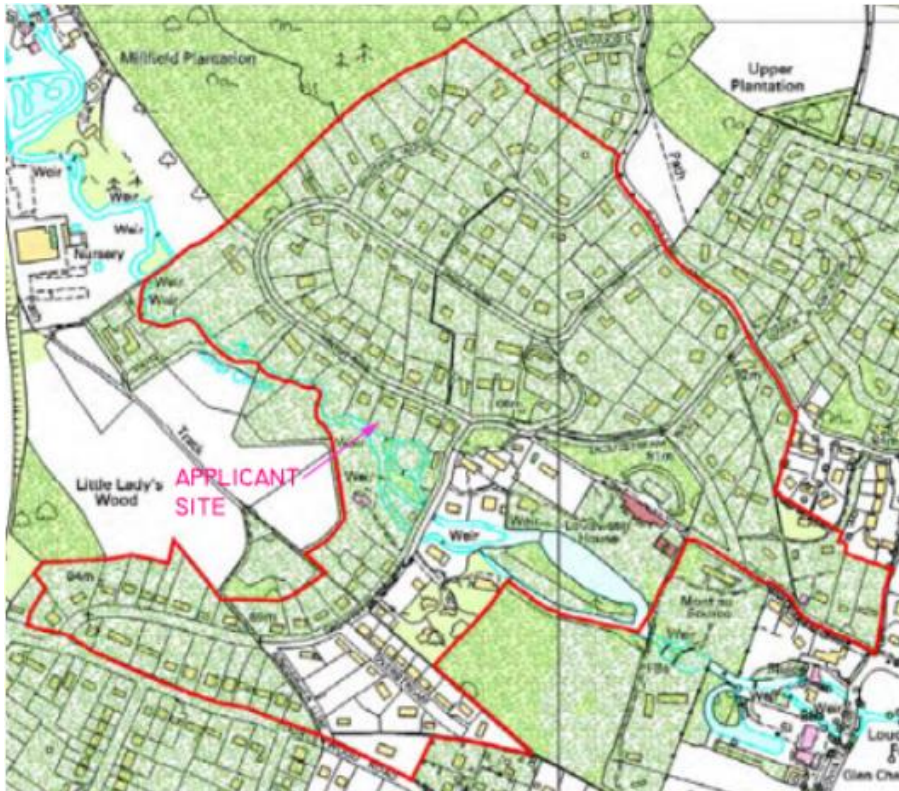
The site is within the Loudwater Estate Conservation Area and therefore Policy DM3 of the Development Management Policies LDD (adopted July 2013) is also applicable. Policy DM3 states that development in Conservation Areas will only be permitted if the proposal is of a design and scale that preserves or enhances the character and appearance of the area; uses building materials, finishes, including those for features such as walls, railings gates and hard surfacing, that are appropriate to the local context. There is a presumption in favour of the retention and enhancement of heritage assets and applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

3.0

SITE LOCATION & CHARACTER



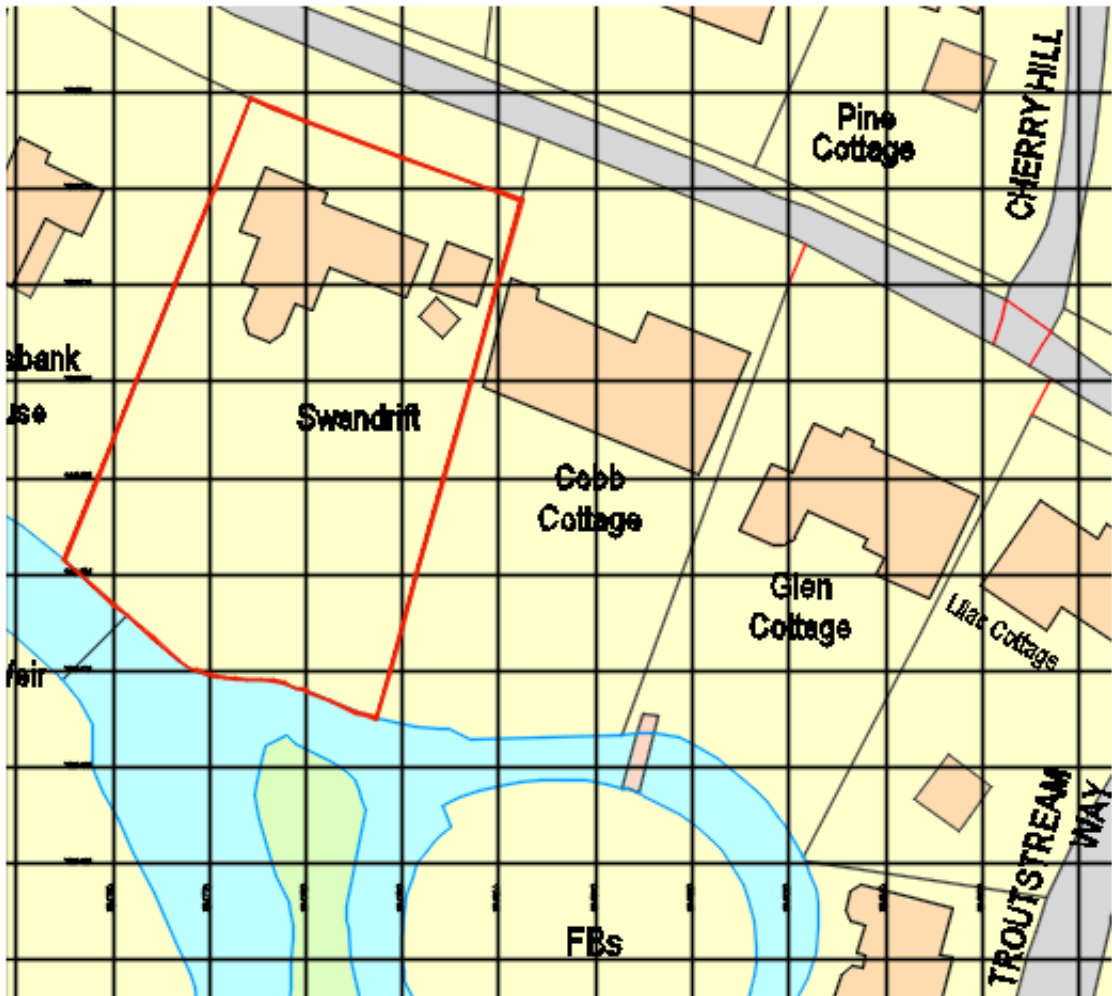
The property is located within the Loudwater Estate. Loudwater is located on the east and west banks of the River Chess, sited approximately 1.5 miles northwest of Rickmansworth. Loudwater is a private housing estate in the parish of Chorleywood, separated from the latter by the River Chess, north of Rickmansworth, Hertfordshire and just to the east of Junction 18 of the M25 motorway. Properties are of varied design, and respectively sit comfortable within their large plots and benefiting from generous garden areas.



4.0 THE SITE / EXISTING PROPERTY

The applicant site, Swandrift is situated in The Loudwater Estate Conservation Area which is characterised by detached houses on large plots in a woodland setting. The application dwelling is understood to have been built late 1960s /early 1970 and is not therefore one of the earlier McNamara style dwellings erected in the 1930's.

The existing property is a single private dwelling house on a near half acre plot located on Trout Rise, Loudwater WD3 4JZ. comprises largely buff coloured fair faced brickwork elevations, white uPVC windows and a plain clay tile covered roof.



Site location



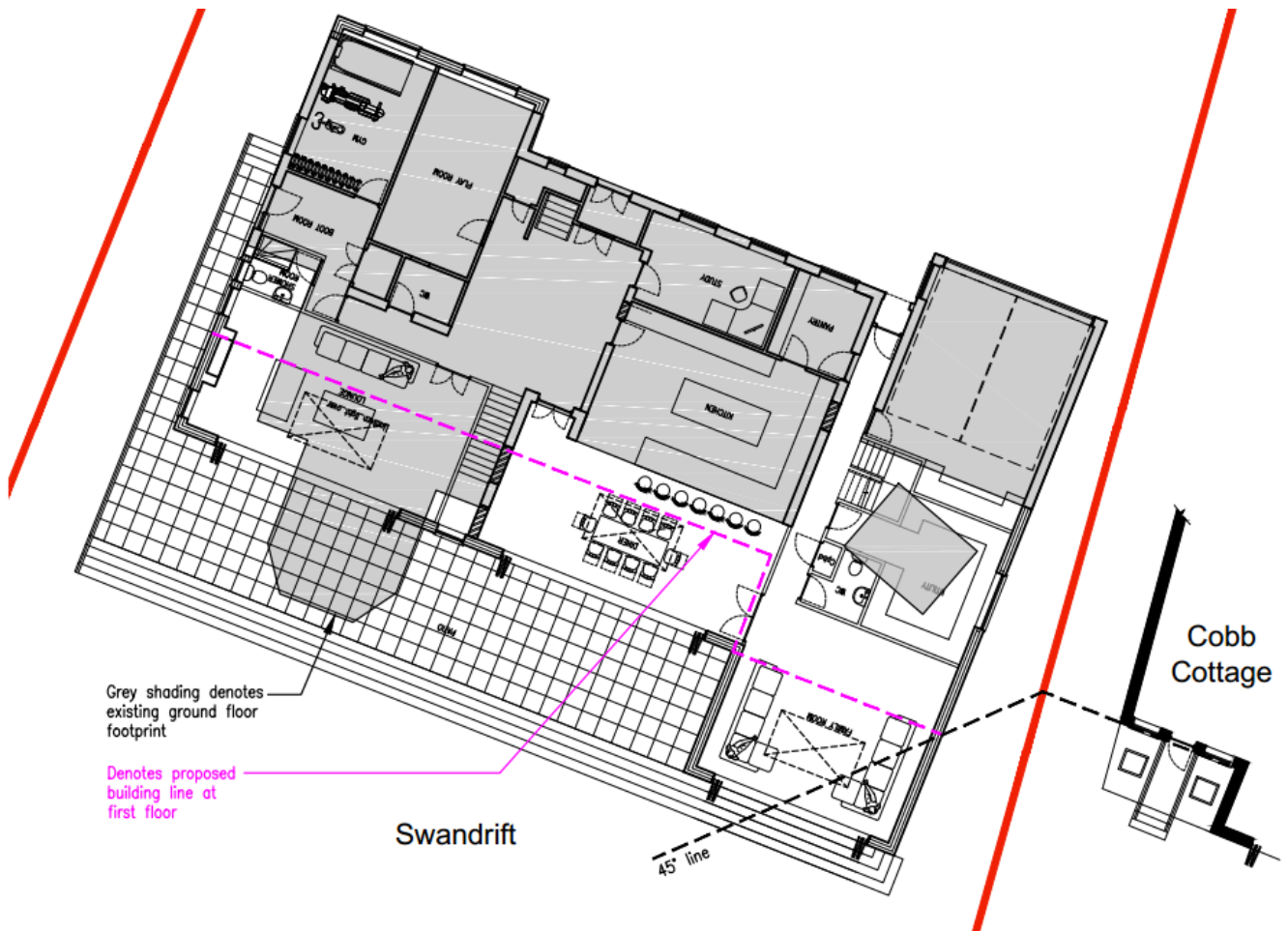
Front elevation



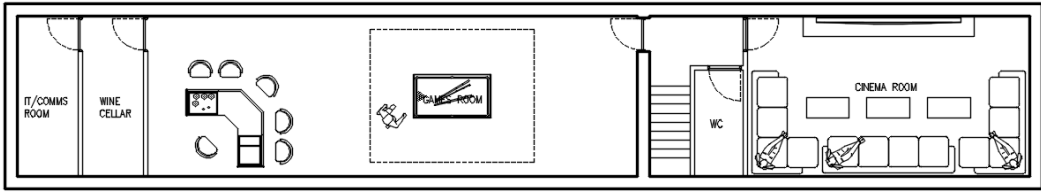
Rear elevation

5.0 THE PROPOSAL

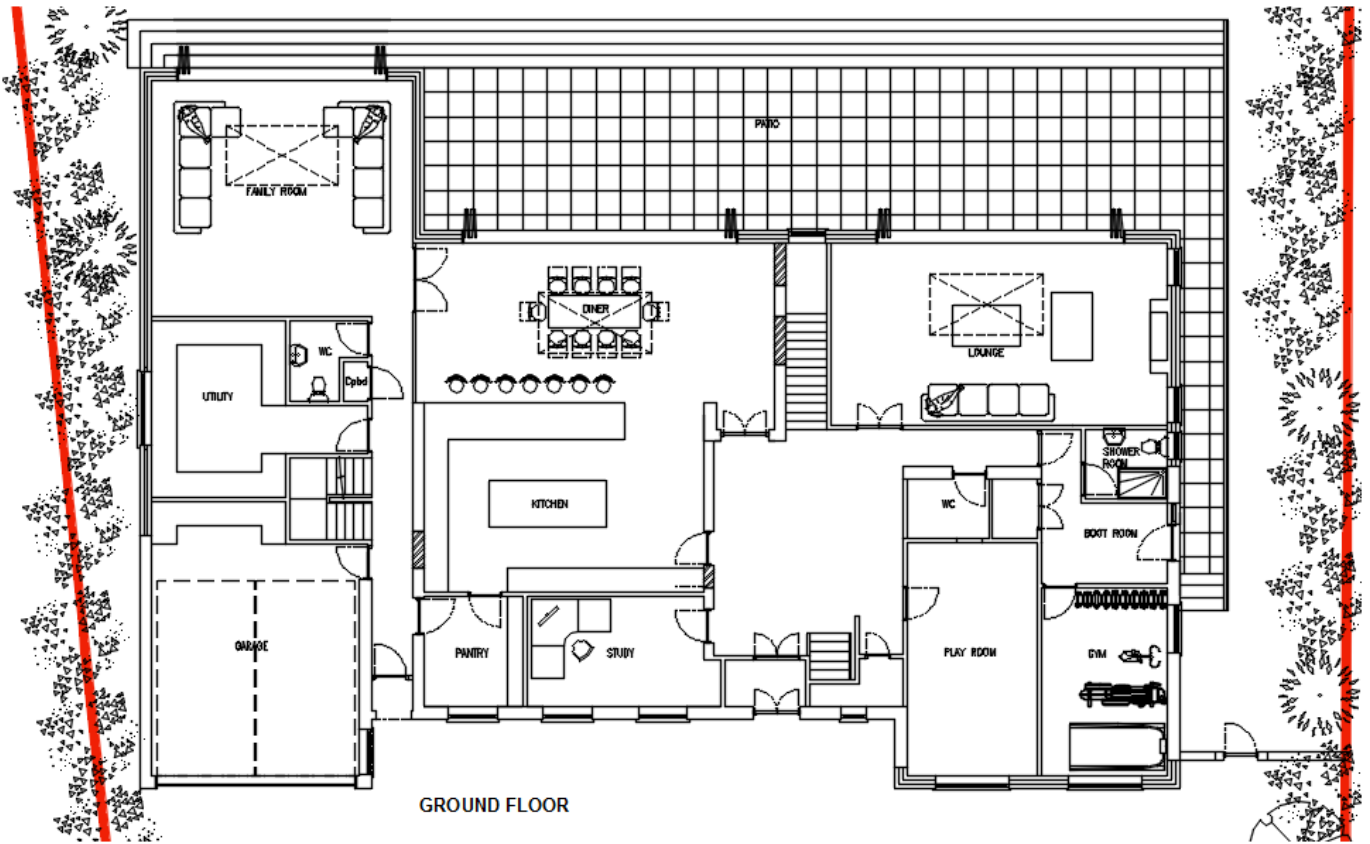
The proposal relates to the proposed lower ground, single storey and first floor rear and side extensions and associated refurbishment works to an existing dwelling house.



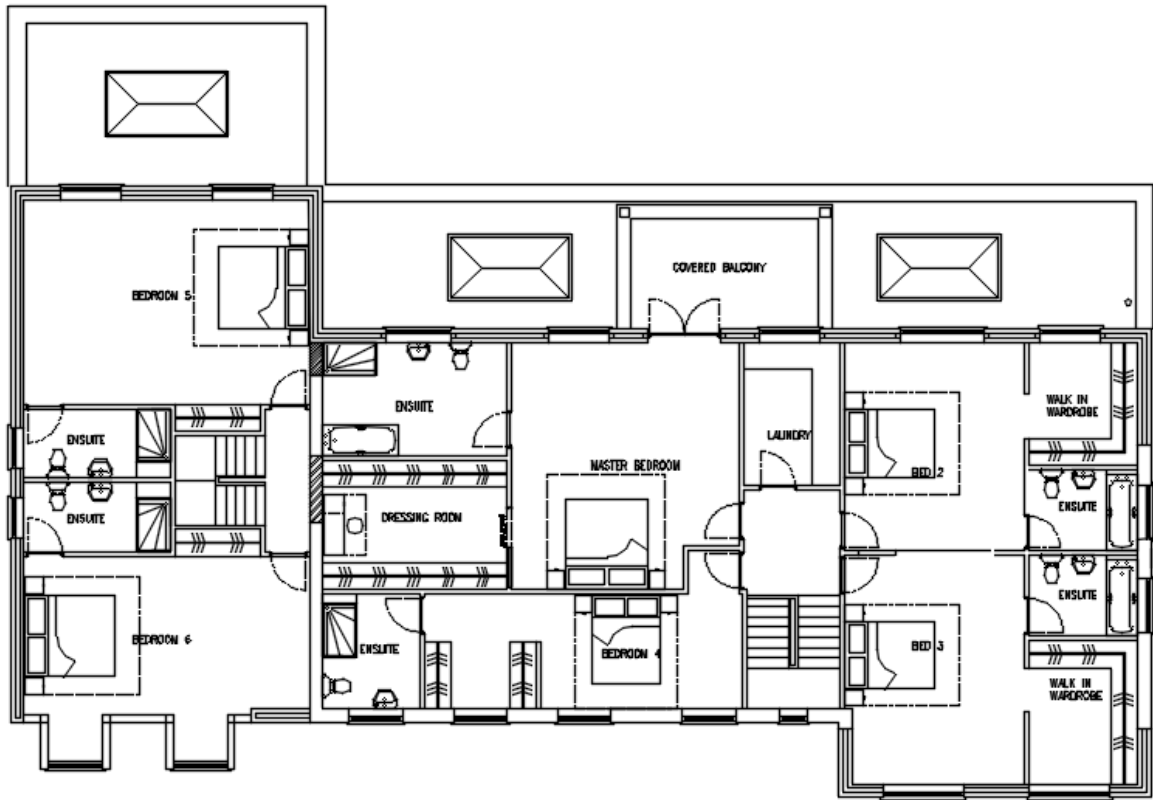
Block Plan



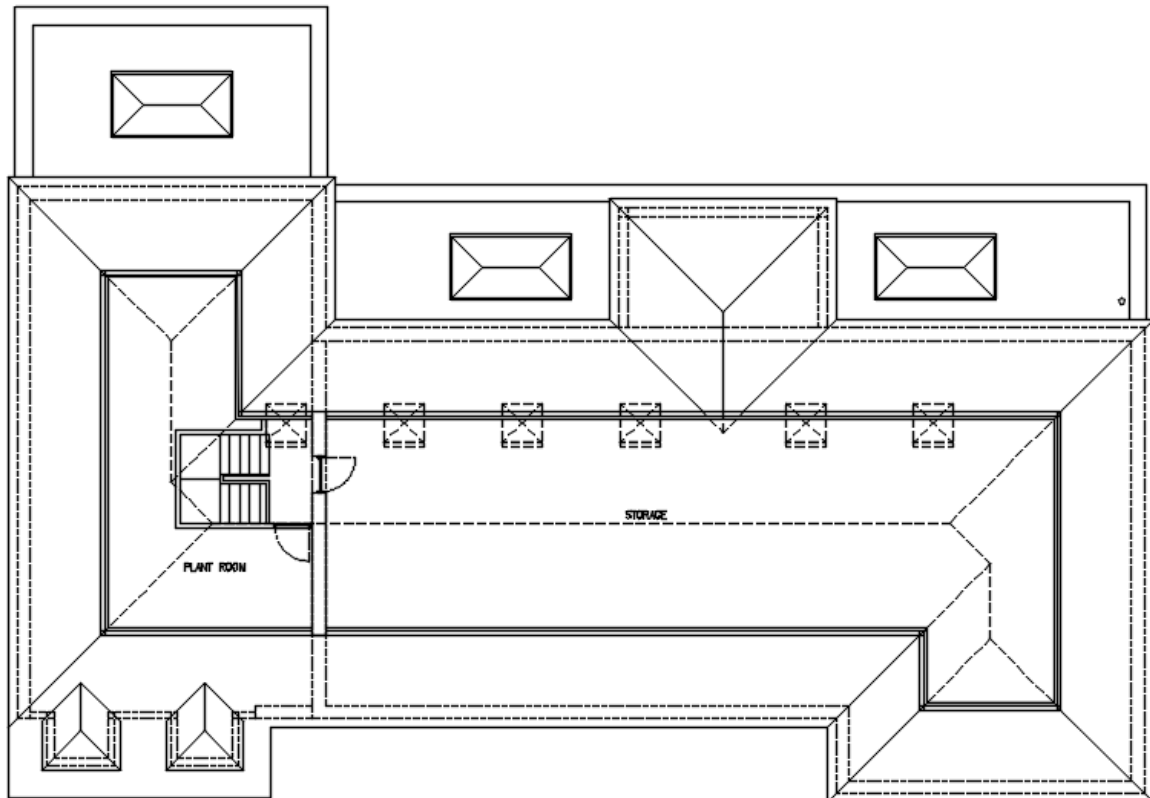
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



LOFT FLOOR



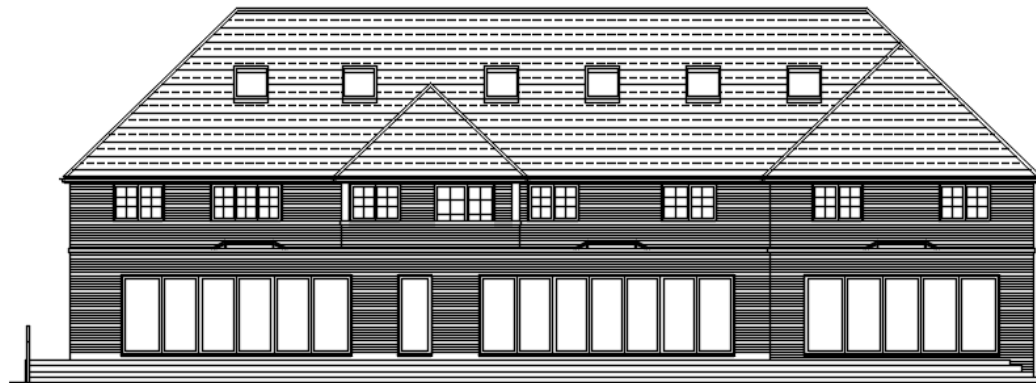
Proposed Front Elevation



Proposed Left Side Elevation



Proposed Right Side Elevation



Proposed Rear Elevation

Materials

Proposed materials will match the existing house; to harmonise with the existing house.

6.0 ACCESS

There will be no change to the general access arrangements.

7.0 SUMMARY

The proposal submitted is designed to be a contemporary sustainable single family home which will retain and contribute to the character of the Loudwater Estate.

The proposal will have no impact on the amenity of the adjacent residential properties as it adheres to the relevant policies.