

Design and Access Statement

Single storey front extension with porch

The Swallows Church End Leckhampstead

1. Overview

The accompanying submission seeks a householder planning approval for the erection of a front single storey extension with a porch to The Swallows Church End.

2. Planning Applications

There are approved planning applications along Church End and the immediate area including The Swallows which have set a precedent for development; those which are within proximity are as follows:

1. 18/03317/APP - Waterside Church End - Part two storey rear extension with conversion of garage to study
2. 18/03323/ALB - Willow Bridge Cottage Church End - Erection of porch
3. 15/04063/APP - 2 Manor Farm Cottages Church End - Front porch and new boundary fence/wall.
4. 12/01985/APP - The Swallows Church End - Demolition of existing outbuilding and erection of detached garage.
5. 09/01030/APP - The Swallows Church End - First floor side and rear extension.

3. Site, Topography and Built Form

The property is approximately 0.1542 Hectares comprising a detached residential dwelling with integral and detached garaging, associated front parking court with side and rear garden areas.

The dwelling is situated to the northern side of Church End on a generously sized plot, with the dwelling higher than the road with the remaining land on even ground levels.

There is ample off-street parking. The existing property is two storeys, with the materials consisting of a tiled roof with a brickwork façade with white PVCu windows and timber door.



4. Access

- Existing vehicular access

Access is made via Church End, to the south of the property. Adequate visibility splays already exist either side of the existing driveway thus ensuring safe egress onto the public highway.

- Refuse

Bin storage is already integrated adjacent to the entrance of the property, refuse vehicles can collect bins and recycling from the end of the drive which is to remain unaltered.

- Parking

Ample parking provisions are already provided to the driveway and garages for the current residents and visitors.

- Cycle

There will be ample cycle storage for the residents and visitors within the existing garage.

5. **Design**

To design an extension to the existing property which is a sensitive response to the dwelling and the surrounding properties, careful consideration has been undertaken on the layout, the scale and massing, the aesthetics and visual appearance to subsequently create a good design which allows the extension to be constructed to a high standard both in terms of the design and the materials chosen.

- Layout

The principal extension works have been situated to the front of the property. With the proposed extensions, this will prevent the need for further works in the near future therefore enabling the existing generous ratio between built form and garden amenity spaces to remain.

The proposal will allow for a home office with a entrance lobby area and porch.

- Scale, Massing and Neighbouring Amenity

The proposal would be of appropriate proportions in comparison to neighbouring properties and the existing dwelling/ land ownership.

The ridge height to the extensions will be set lower than the main roof structure to ensure the massing is kept to an absolute minimum, to omit any over dominance that it may cause.

The positioning of the extension works will ensure no overshadowing is possible to their immediate neighbouring spaces with the extension being in line with the built form of the adjacent properties.

The positioning of the new fenestration will ensure there is no overlooking; the neighbouring amenity spaces in the vicinity are maintained. The separation distances will be preserved to the surrounding properties.

- Materials

The design primarily aims to encompass materials which are of a high specification with a philosophy of traditional materials that complements and blends well with the local vernacular.

The materials to be used will be a brickwork to match existing. With a tiled roof with windows and doors in oak.



6. Conclusion

Our accompanying application offers a unique opportunity to provide a much-needed further use of the property. It is evident from our current proposal; the scale, layout and visual appearance has been carefully considered to construct extensions which embrace high quality materials to enhance the surrounding area.

Every effort has been made to mitigate the overall scale to ensure the extensions are not dominant and is sympathetic to the wider context.