

DESIGN & ACCESS STATEMENT

In support of:

APPLICATION FOR NEW SINGLE STORY REAR EXTENSION AT:

62 ST JOHNS AVENUE, OLD HARLOW, ESSEX, CM17 0BD

Date: 14th Sept 2021

Prepared by: Matt Bradley



CONTENTS:

SECTION 1	INTRODUCTION
SECTION 2	DESIGN
SECTION 3	ACCESS
APPENDIX A	LIST OF SUPPORTING MATERIAL

SECTION 1: INTRODUCTION

- 1.1 This Design & Access Statement has been prepared in support of a planning application submitted for a new single story rear extension at 62 St Johns Avenue in Old Harlow Essex CM17 0BD.
- 1.2 The property at 62 St Johns Avenue is currently an occupied residential dwelling house Class C3. The proposed use of the property is to remain as a residential use Class C3 – Dwelling house, in the form of a 3-bed semidetached property.
- 1.3 The unit is located over two floors. The ground floor currently has an entrance hall with stairs to the first floor, a hallway leading to the living room and a kitchen dining room, which leads out to the rear garden.
- 1.4 The first-floor level has a landing leading to a bathroom to the rear of the property and to the 3 bedrooms.
- 1.5 The property was built between 1920 and 1930 and is situated within the Harlow Garden Village Estate Conservation Area and forms part of a small housing group consisting of properties 58 to 68 (odd) St John's Avenue which exhibit a high degree of architectural similarity. Attractive unifying features are consistent brick render, decorative lintels, arched open porch entrances and chimney pots. Though very few front garden hedges remain in place, where they are present, they significantly contribute to the group's garden estate character. Regular street trees and grass verges also create a high-quality public realm and draw the wider landscape into the residential area.
- 1.6 62 St Johns Avenue is not a listed building.

SECTION 2: DESIGN

2.1 LAYOUT:

The existing and proposed layouts of the property are shown in the submitted drawing 162-P001 – Existing and Proposed Plans and Elevations.

2.2 INTERNAL WORKS

The extension will provide additional internal floor space for the occupants in the form of a larger kitchen dining room which is accessed from the existing entrance hall, a new downstairs WC and a utility room which will be located under the stairs, which will provide the occupants with much needed storage and washing facilities for their growing family.

2.3 EXTERNAL WORKS:

The extension will be 4m in depth and will be the full width of the property, adjoining the existing rear extension of neighbouring property No'64. The extension will be built out of brickwork matching the existing property and will have a flat roof with a roof lantern to provide additional light to the new proposed kitchen dining area. A flat roof has been chosen due to the depth of the extension (4m). A pitched tiled roof would require a very low pitch to prevent the roof from clashing with the first-floor windows. A low-pitched roof would result in the pitch not being consistent with either the existing main roof style or the adjoining neighbour's extension.

The flat roof will have parapet walls to the sides and a gutter and rainwater pipe, matching the existing rainwater goods, to the rear. The use of parapet walls with coping stones conceals the extension from the outside of the property and looks similar to a standard garden brick wall.

The windows and doors to the new extension will be similar in style to the existing property.

The view of the property from the street will remain the same.

All the key attractive unifying features identified within the introduction of this design and access statement will remain.

SECTION 3: ACCESS

- 3.1 Access to the building will be unaffected by these proposals. Access into the front of the property will remain as present with access to the rear of the property via a rear garden gate still maintained through a new pair of French doors. Vehicular access to the property will also be unaffected by these proposals.

APPENDIX A: LIST OF SUPPORTING MATERIAL

Drawings included in the application are as follows.

- 162-P001 – Existing and Proposed Plans and Elevations
- 162-P002 – Site Location Plans