

BRIEF PLANNING & DESIGN STATEMENT



BULMER + COUNTER ARCHITECTS

SITE ADDRESS

'Marchmount'
Burfield Road
Chorleywood
Hertfordshire
WD3 5NS

1.0 PROJECT

- 1.1 This is a Householder planning application for the enlargement of an existing outbuilding ancillary to a dwelling.
The property is a semi-detached family dwelling.

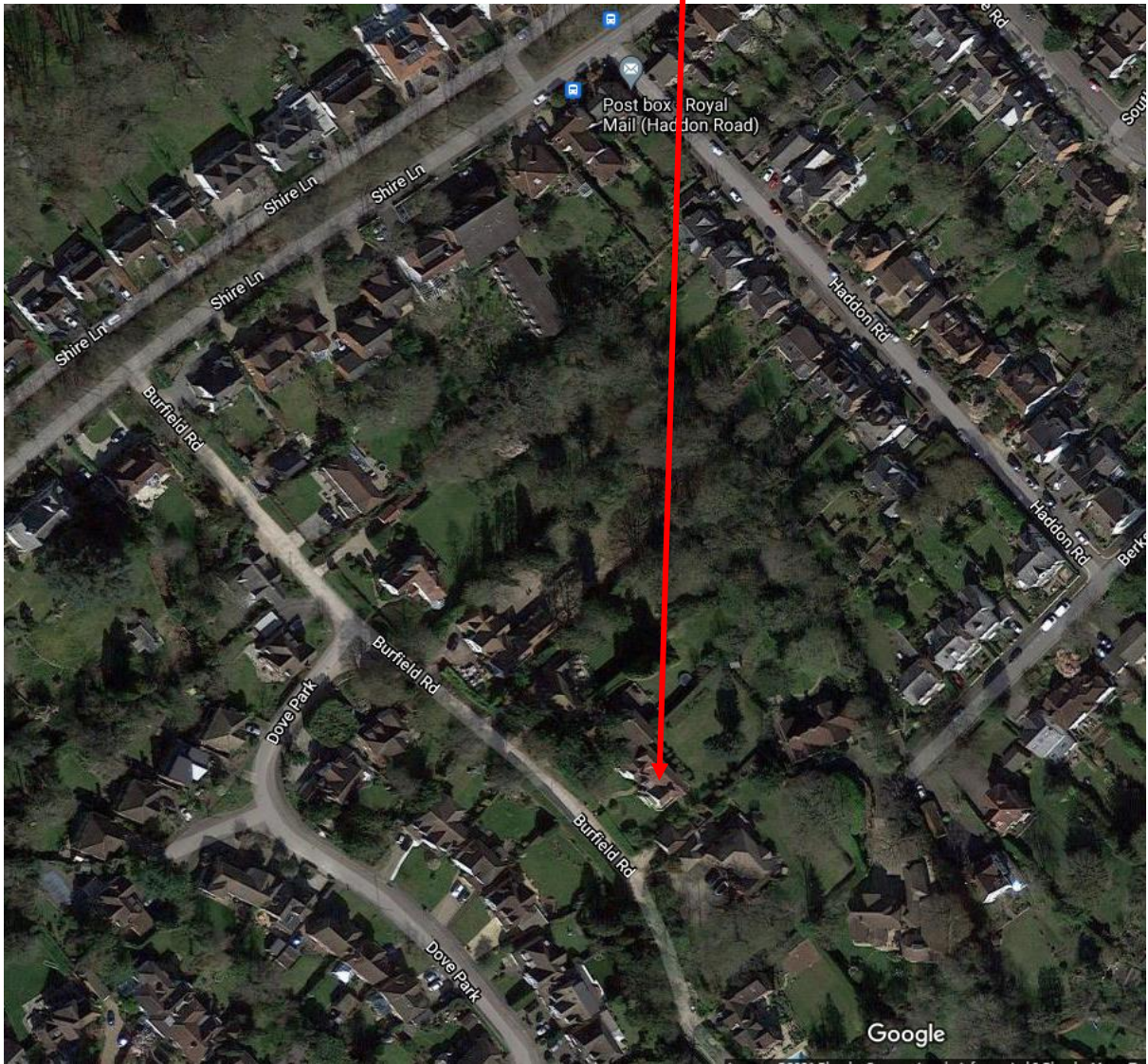
2.0 CONTEXT – PHYSICAL & PLANNING

- 2.1 The property is located on the north side of Burfield Road, Chorleywood.
- 2.2 Properties on Burfield Road vary in plot and building size, as well as age and style.
- 2.3 The property is not located within a Conservation Area or the Green Belt.
- 2.4 The property has some planning history, although little relevant to this application:

W/877/49/D36886	Conversion of one house into two semi-detached houses	1949
W/1541/49/D14942	Garage	1949
W/390/60	House and garage adjacent; Status: unknown	1960
8/1084/87	Erection of 18 detached dwellings; Status: refused	1987
8/936/88	Erection of 26 detached dwellings; Status: refused	1988
8/316/92	Erection of three detached houses; Status: approved	1992
01/00754	Tree maintenance; Status: approved	2001
04/0767/TPO	Tree management; Status: approved	2004
12/1608/TPO	Works to Cupressus Tree; Status: approved	2012

- 2.5 The property has substantial garden space to the front, side and rear.
- 2.6 The images below illustrate the existing property and its context:



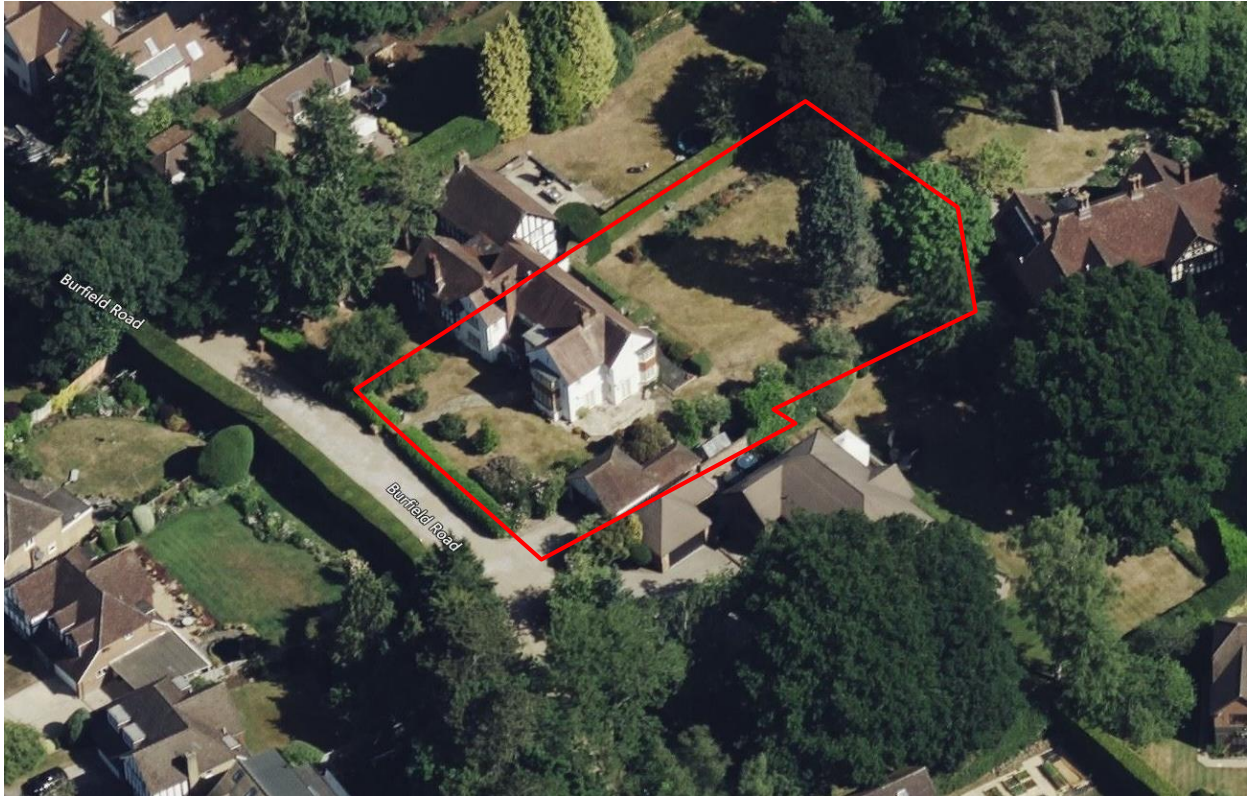


1. Aerial photo



2. Aerial photo





3. *Aerial photo from south-east (approximate boundary shown)*



4. Aerial photo from south-west (approximate boundary shown)



5. Aerial photo from north-west (approximate boundary shown)



6. *Aerial photo from north-east (approximate boundary shown)*



7a. *Frontage of house*



7b. *Frontage of house*



8. *Rear of house*



9. *Front of garage/outbuilding*



10. Existing garage/workshop/greenhouse (foreground); neighbouring house and garage (background)
(Photo taken from first floor)



11. *Existing greenhouse/workshop (foreground);
neighbouring house and garage (background)
(Photo taken from first floor)*



12. *Rear of properties in Dove Park, to the south-west
(Photo taken from first floor)*

3.0 THE PROPOSED WORK

3.1 DESCRIPTION:

The proposal consists of the demolition of a workshop to the rear of an existing garage/outbuilding and the erection of a larger rear section containing a gym, sauna, wc and studio space. An existing greenhouse would also be removed.

3.2 USE:

The proposed uses reflect specific interests of the applicants' family – fitness and art/craft.

The use would be ancillary to the dwelling.

The applicants have no intention of the proposed building being used as a self-contained unit at a future date (i.e. the building not being considered an ancillary use to the dwelling); however the applicant is happy to sign a unilateral undertaking agreement to this effect if necessary.

The wish to include a WC/shower reflects the amount of time which might be spent by the family in the building and the specific uses (gym, sauna).

3.3 GENERAL FORM & SCALE:

The proposed addition is single storey.

The proposed addition is set at a lower level than the garage (as the existing workshop is now), in order to follow the contours of the ground – which slopes downwards towards the rear – as well as to minimise massing.

The proposed extension is dimensioned in order to fulfil its practical purposes.

The proposed roof pitch matches the pitch of the existing garage. The new ridge is set lower than the ridge of the existing garage.

Hipped roofs are proposed, in order to reduce massing.

3.4 DESIGN & MATERIALS

The proposed addition would be similar in style and material to the existing garage building (constructed c.1949).

Proposed materials will be traditional in appearance, matching existing and of a high quality. The materials would be as follows:

- Walls: white render to match existing
- Roofs: clay tiles, ridge and bonnet tiles to match existing; integrated solar array to the south-east facing slope
- Windows & Doors: heritage metal-framed casements, to reflect the pattern of the windows to the main house and the type of fenestration used in outbuildings of the era in which the garage was constructed

A north-facing rooflight is proposed to the studio roof, to provide the best natural light and colour rendering for art work.



3.5 PARKING:

The garage would be retained as existing (accommodating two cars when required) and the driveway would continue to accommodate two cars.

The proposal would not affect vehicular or pedestrian access to the property.

3.6 STREETScape:

The proposal would have a minimal impact upon the streetscape and would sit comfortably within an eclectic existing street-scene.

3.7 AMENITY OF NEIGHBOURS:

The proposal is distant from all neighbours with the exception of 'Anfield'; the applicants have approached this neighbour prior to submission to illustrate the proposal.

The proposal has no window, door or rooflight openings facing this immediate neighbour.

The proposed addition is to the north of the neighbour and sits within the length of its flank wall.

Accordingly, the proposal would have no detrimental effect upon the outlook, privacy or general amenity of the neighbour.

4.0 TREES & WILDLIFE

No trees would be affected by the proposals.

There are TPO trees within the curtilage of the property, towards the rear; these would be entirely unaffected.

Three shrubs would be removed – one rhododendron and two lilacs.

Although it is substantial in size, the rhododendron is nearing the end of its natural life.

Ample space exists to plant new shrubs, either as screening or for the sake of replacement.

No habitat would be affected by the proposals.

The existing internal spaces are open to the roof structure and the rear section to be demolished is of comparatively modern blockwork construction; it is known that no bat or bird activity exists.

5.0 SUSTAINABLE DESIGN:

The proposed building would consume little energy (offsetting consumption that might otherwise have occurred in the house).

The proposed building would use little water (offsetting consumption that might otherwise have occurred in the house).

Waste water would discharge to the mains drainage associated with the house.

The building would be constructed from sustainable and recyclable materials and the waste material from the demolished building would be recycled on site in the new construction.

Surface water resulting from the building would discharge to water butt storage, to be used for garden irrigation.

The building would be constructed on mini piles and beams and would not contribute negatively to soil or root disturbance, or pollution.

The building would be well insulated in terms of thermal and acoustic performance and would not contribute to air, light, soil or noise pollution levels.

6.0 SUMMARY

- The proposal seeks to respect the character of the dwelling and the vicinity through its scale and design.
- The proposed addition would have a significant beneficial effect upon the enjoyability of the property, meeting the needs of the applicants and their growing family.
- The proposal would have no detrimental impact upon the amenity of immediate neighbours.
- The proposed additions would not appear out of scale or excessive and would therefore preserve the appearance, character and wider context of Burfield Road.
- As mentioned above, the applicants are content if necessary to enter into a Unilateral undertaking or similar agreement to accompany grant of an approval, in order to formalise ancillary use.

Accordingly, we trust that this application may be viewed favourably.

