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Design and Access Statement for proposed extensions and alterations at 3 Beacon View Northall Dunstable LU6 2BA **May 2023**

Introduction

3 Beacon View is a detached property on a small estate development built approximately 20 years ago. It is traditional in appearance with a pitched tiled roof over facing brick walls with some tile hanging. There is a detached garage to the front and the house sits centrally in a reasonable sized plot. The house currently has four bedrooms, two with small en suites and a small family bathroom. At ground floor the living spaces are rather limited. The utility room is very small and the dining room layout is restricted with part of the room projecting as a bay into the garden.

Planning approval for a large extension and alterations was obtained on 4th March 2014 under reference 13/03594. It was renewed on 8th February 2017 under reference 17/00432/APP. A similar application was approved on 11th June 2020 under reference 20/01264/APP. A further revised application was approved on 3rd May 2021 under reference 21/00487/APP. None of the approvals have been implemented. A further application 22/01742/APP was approved on 26th July 2022 which included an attic conversion and an extension to the existing garage block and conversion into an annex.

The Proposals

The application proposals are similar to the approval under 22/01742/APP but with some major omissions. The attic conversion and the garage extension and conversion are both fully omitted. A single storey extension has been added to the study at the front of the house creating an additional bedroom with an en suite bathroom in the side extension for accommodation for an aged relative who was originally to be accommodated in the garage annex. The existing open porch is enclosed as part of the hall and an open tiled porch is proposed.

The rear extension and two storey side extension remain generally as approved with some slight alterations to door and window positions. The kitchen extension now has a tiled roof with Velux rooflights and the front door to the side extension has been moved to the side and two ground floor side windows have been added in the family room.

The Design and Materials

The design follows that of the original house and the current planning approval with facing brick walls above a plinth with dentil courses under a concrete tiled roof. The side extension has lead clad dormers to the front and a large aluminium door and window screen onto a small balcony.

Access and Car Parking.

The existing vehicular access is retained and the parking remains as existing. The existing house provides a ground floor wc and level access.

Michael Dolan ARB Architect