

Design and Access Statement

Re-development of
8 King Street
Markyate
St. Albans



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1.0 Introduction

The design and access statement is to support the planning application which has been submitted to Dacourm Borough Council.

The objective of this application is to seek planning approval to replace the existing residential dwelling with two detached dwellings.

The following additional documents have been submitted:

- 588_01_PL – Existing site layout
- 588_02_PL – Existing plans and elevations
- 588_03_PL – Proposed site layout
- 588_04_PL – Proposed plans and elevations
- 588_05_PL – Existing OS map and proposed block plan

This report outline the approach for the overall design and should be read in conjunction with submitted drawings and consultant reports.



Existing front elevation



Site location (highlighted in red) – Aerial view (google maps)

2.0 Existing dwelling

Site location

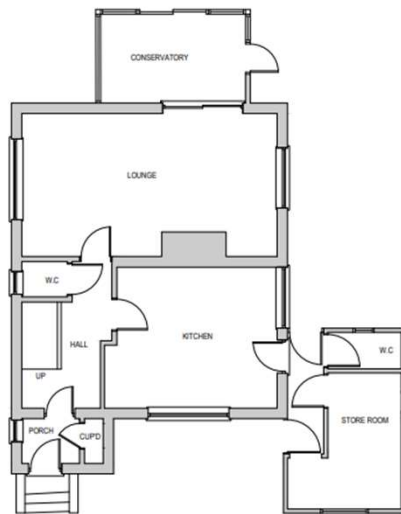
The application site is located in Markyate which is a village in North West Herfordshire.. The existing dwelling is a two storey detached property is situated on a large plot being 592m2. The existing property is not in a good condition internally and externally, as it has been neglected over several years.

Access

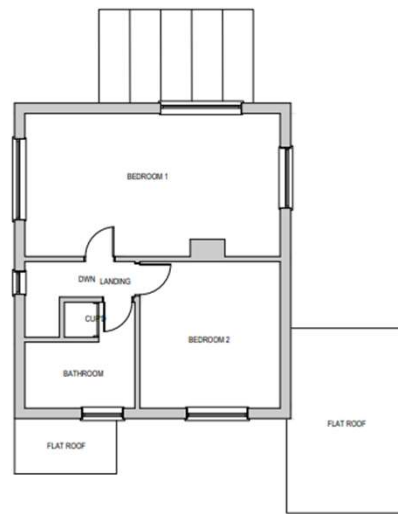
The existing property is accessible from George Street and accommodates off street parking within this site. The gradient of the application site raises from the front to the rear boundary, which is highlighted on the submitted drawings.

Existing dwelling

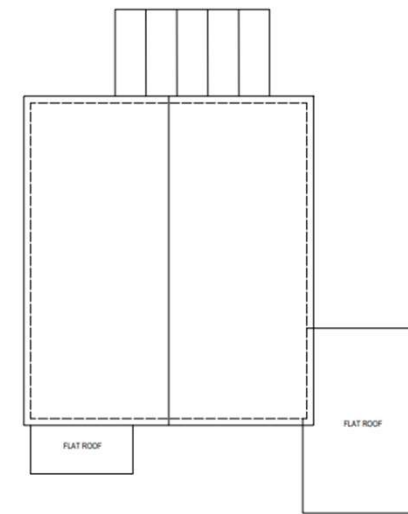
The existing dwelling is a two-storey dwelling with two bedrooms at first floor level with a family bathroom. The ground floor consists of a hall, W.C, lounge and a kitchen. In addition, there is a store room which is accessible via the kitchen and a conservatory to the rear of the property. The existing property has been constructed with various materials which include brickwork, render, boarding, tiles and felt. The existing dwelling was original two dwellings which have been converted into one dwelling years ago. Within the rear garden, there is also a detached garage which is not accessible as the front and rear garden is overgrown. The current use of the site is C3 (residential dwelling). Please see Appendix A which includes various photographs of the original dwelling.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

2.0 Existing dwelling

Surrounding Area

The surrounding area is mainly residential properties which all differ from regarding the type of properties such as terraced, semi-detached and detached dwellings. Furthermore, the surrounding properties within George Street have a similar appearance whereby the properties have been constructed using facing brickwork. However, there are a few properties which have been rendered.



Accessibility

Markyate has a good range of facilities including excellent schools and transport links to nearby villages and nearby town and cities. The application site is a 2 min walking distance to the closest bus stop being Long Meadow, which has frequent buses to various destinations to Luton, Hemel Hempstead, St.Albans, Redbourn and Dunstable.

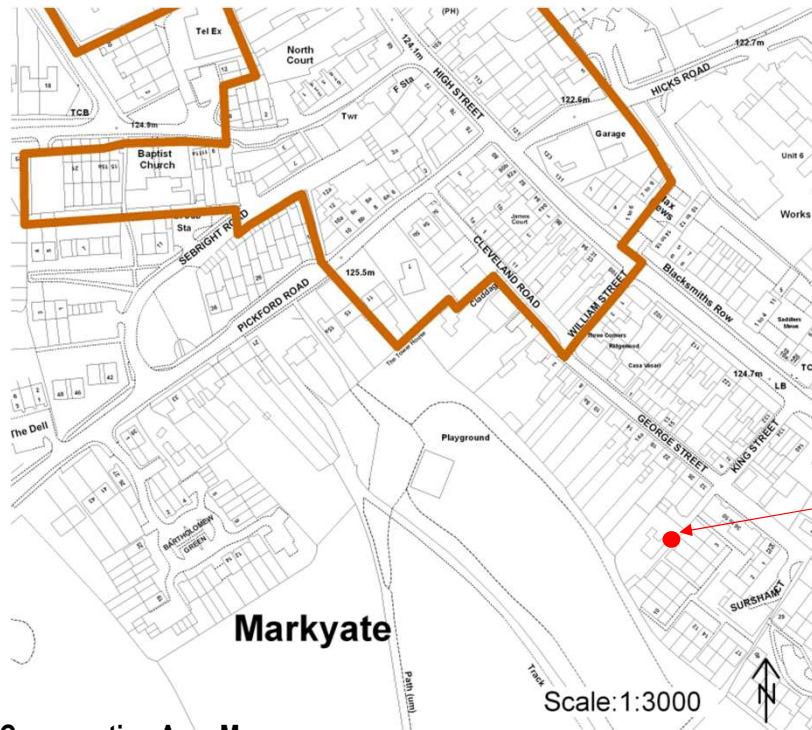
3.0 PLANNING HISTORY AND CONSTRAINTS

Planning History

There has been no previous applications relating to 8 King Street, Markyate based on Dacorum Borough database.

Planning Constraints

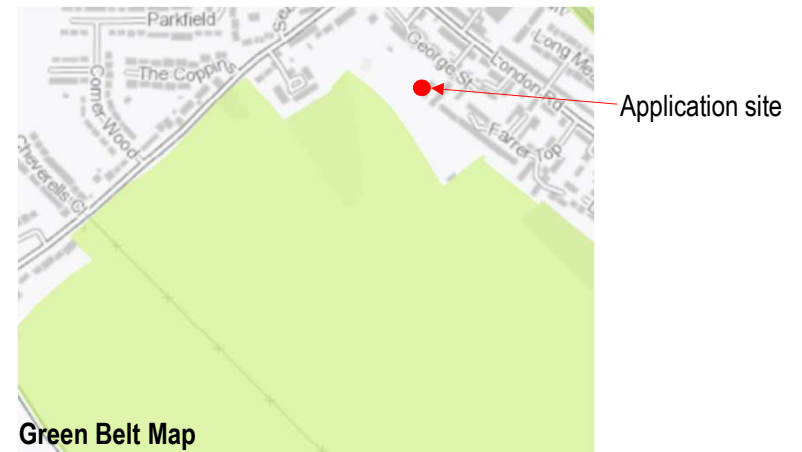
The application site is located outside the Conservation Area and the Green Belt and there are no Tree Preservation Orders to any of the existing trees within the site.



Tree Preservation Order Map (TPO)



[https://www.dacorum.gov.uk/docs/default-source/strategic-planning/markyate-\(pdf-4-38-mb\).pdf?sfvrsn=0](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/markyate-(pdf-4-38-mb).pdf?sfvrsn=0)



[https://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-stage-3-green-belt-review-final-report-\(issue-27-august-2020\)---part-3.pdf?sfvrsn=21d50c9e_4](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-stage-3-green-belt-review-final-report-(issue-27-august-2020)---part-3.pdf?sfvrsn=21d50c9e_4)

4.0 PROPOSED DWELLING

Internal Layout

The ground floor comprises of the following: Hall, W.C, lounge, kitchen/dining area and utility.

The first floor comprises of three bedrooms and a family bathroom. In addition, a staircase leading to the second floor.

The second floor comprises of additional one bedroom with an en-suite bathroom.

Parking Requirements

The proposed dwellings have been positioned to enable off street parking to the front of the dwellings. In addition, there is a sufficient space within the site to manoeuvre a vehicle to exit the site in a forward gear.

Amenity Requirements

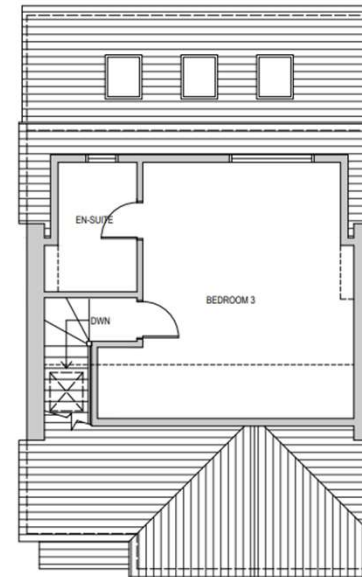
The amenity space to the rear of both dwellings total approx. 95m². Due to the gradient of the site, the proposed patio to be level with the finished floor level of the dwellings. External steps have been designed to access the raised garden. As required, the applicant agrees to a condition relating to the hard and soft landscaping.

Refuse

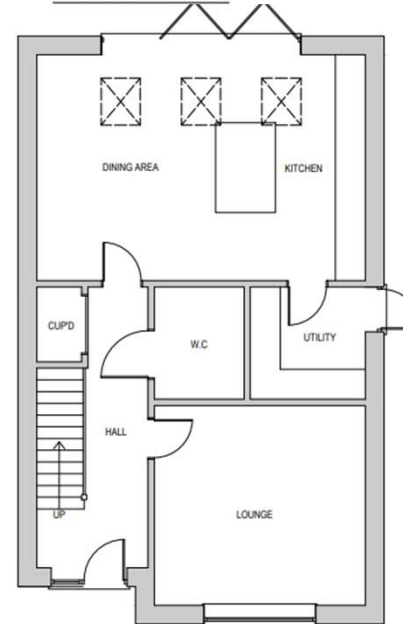
The proposed site layout shows where the proposed bins are to be located. On collection day, the bins will be located at the top of the access road, see proposed site layout. Currently, the bins are collected from this area for No. 32 George Street, Markyate.

Materials

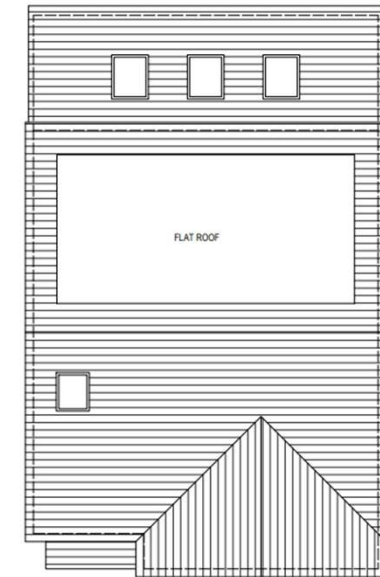
The proposed walls to be facing brickwork to match the existing properties on George Street and the proposed tiles to be slate tiles. This is to ensure that the proposed dwellings will be in keeping and sympathetic to the character of the existing properties. If required, the applicant would be happy for the local authority to attach a condition to the decision notice whereby all materials would need to be agreed in writing with the local authority before commencement of the development.



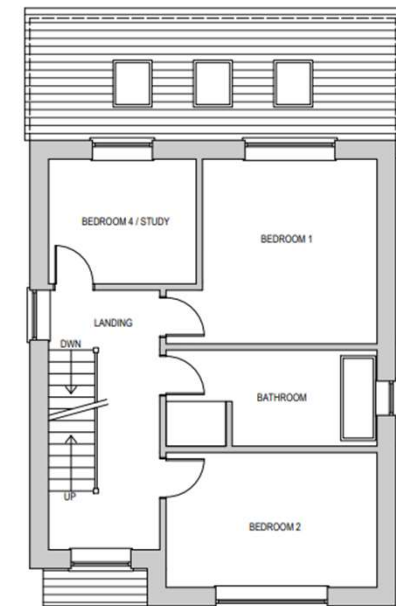
SECOND FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN

4.0 PROPOSED DWELLING

SCALE

Eaves height

The proposed dwellings to be positioned lower than the existing dwelling. This is to ensure there is a level threshold to the front door to comply with the Building Regulations. As a result, the proposed eaves level will be lower than existing eaves level.

Ridge height

The proposed ridge height is lower than the existing dwelling. The proposed roof to be a pitched roof with gables either side. This is to maximise the second-floor level and to be in keeping with the surrounding properties within George Street and King Street.

Width

The side external walls have been set in from the boundary by min. 1m. The gap between the two properties is 1m and will provide a shared passageway to the rear gardens.

Depth

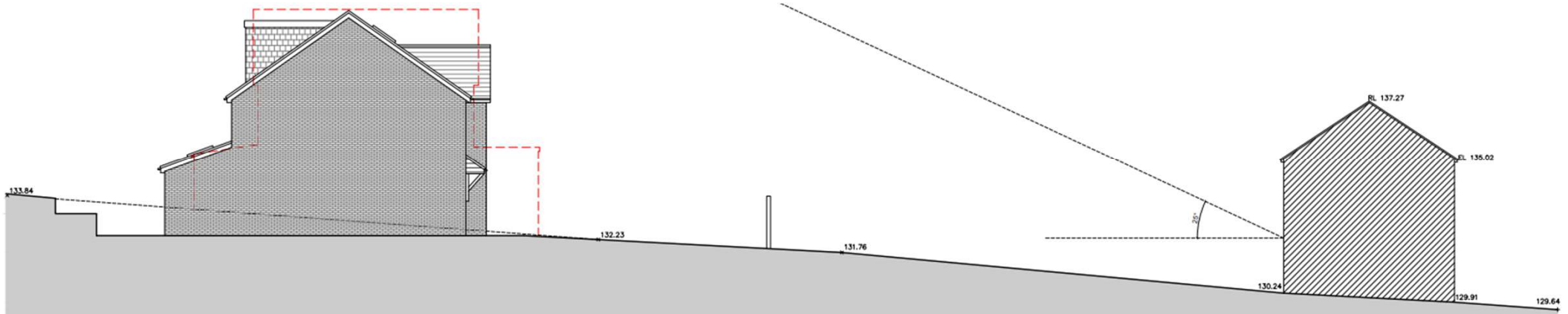
The depth of the proposed dwellings have been designed based on the first-floor layout. In addition, the design includes a single storey rear projection with a pitched roof and velux windows.



Sustainability and Energy Efficiency

The applicant's main priority is to construct a dwelling which is sustainable and energy efficient. The following technologies will be incorporated into the dwelling:

- Ground Source Heat Pump (GSHP)
- Electric car charging point
- Underfloor heating (Low energy to heat the dwelling).



5.0 Conclusion

This planning application has been submitted to demolish the existing dwelling and detached and garage at 8 King Street, Markyate, which will allow the construction of two new detached dwellings. The proposed dwellings will provide two detached family homes within a sought after area. The appearance of the new dwellings will be in character with the surrounding properties, the external walls will be brickwork and the roof to be covered with slates which is a common material within George Street and King Street. The materials will complement the neighbouring properties and in keeping within the character of the surrounding properties. The application site is not located within the Conservation Area and the Green Belt. The existing site has been neglected over various year, we feel that the re-development will provide two excellent new dwellings with Markyate. We hope the local authority agrees and a favourable outcome is reached.

APPENDIX A

