



Design & Access Statement

10 Henderson Place, Hertford, Hertfordshire, SG13 8GA

Prepared by Tyrone Koursaris BSc Hons

Signature Buildings Ltd.

Sopers House,
Sopers Road
Cuffley
EN6 4RY

www.signaturebuildings.co.uk

info@signaturebuildings.co.uk

01707 240 564

INTRODUCTION

This application has been prepared by Signature Buildings Ltd.. Who is the agent working on behalf of the applicant to create the relevant design, drawing and application for the proposed works as detailed below.

Throughout the process, careful consideration has been given to the design and nature of the proposal within the site and local area. Local Authority Planning Policies, Design Guidance and the National Planning Policy Framework have all been checked and considered when creating the proposed scheme to ensure the most suitable and recommended scheme is being applied.

To start with, a careful site survey has been conducted to assess, measure, and photograph the relevant areas that will be affected by the development. The details taken are the factors and information used to create the design and application and to implement the applicant's requirements in the most sensible and effective manner.

DETAILS OF APPLICATION

The site address is: 10 Henderson Place, Hertford, SG13 8GA

Proposal: Part Single, Part Two Storey Side Extension

Application: Householder Planning Application

Local Authority: East Herts District Council

SITE AND SURROUNDINGS

The site is within a residential area of Epping Green, Little Berkhamstead which is on a private road access from Epping Green Road, making it a nice quiet place to live. The property is detached, the street scene has several detached houses all having slight variations and being adapted and extended over time with small differentiations. The street scene does not have a consistent architectural style or theme, making the development unique and attractive.

The neighbours are staggered to create a stepped street scene of properties with smaller and larger front gardens and driveways. Most of the properties have been adapted and extended over the years, with the adjoining neighbour to the left no.11 having a large two-storey side extension and a new carport built.

The site is within East Herts District Council Greenbelt area, the percentage increase of the proposed extension has been calculated to be 34% across both floors which are the same as the adjoining neighbour no.11 Henderson Place.

THE PROPOSAL

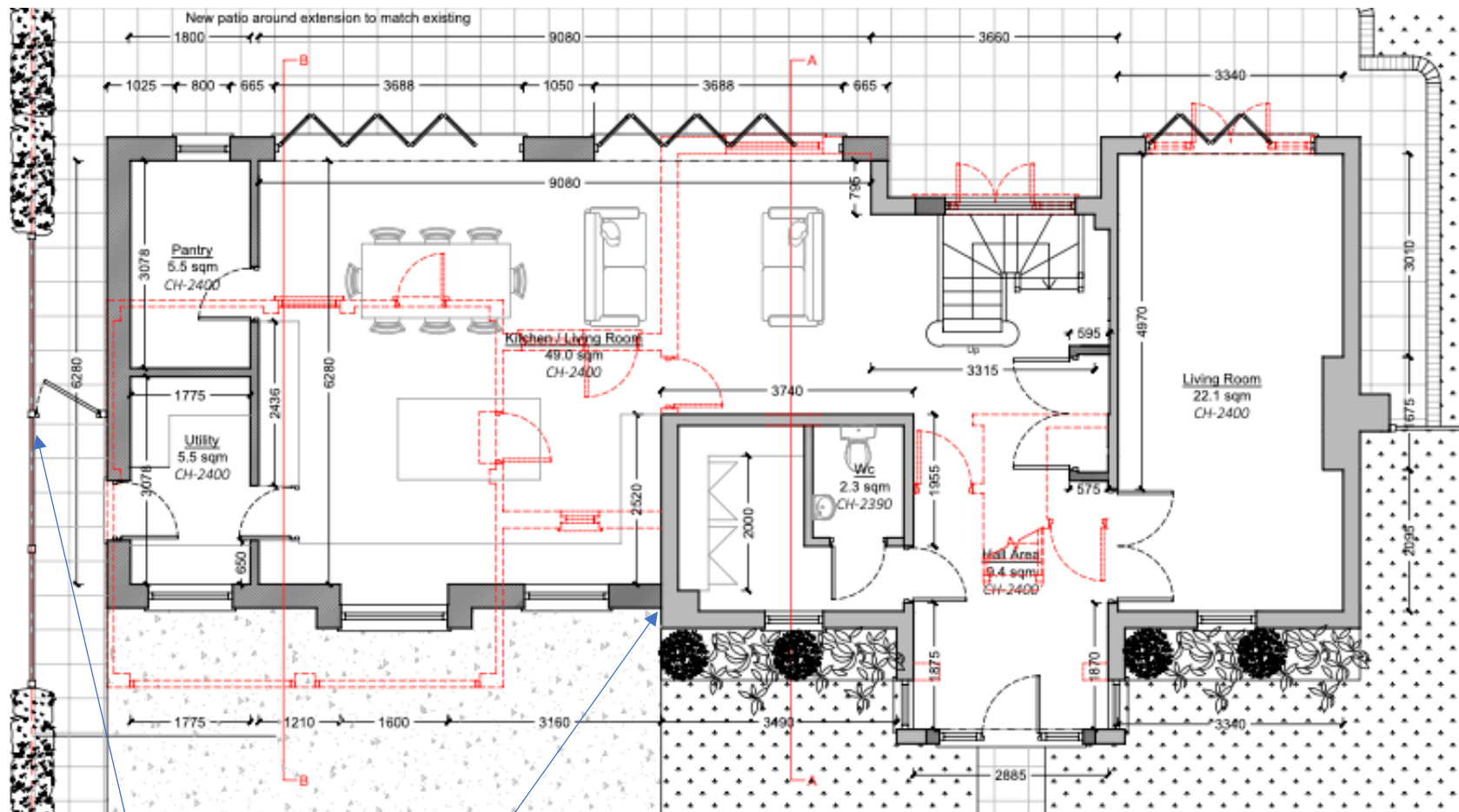
The proposed scheme is considered a positive contribution to the property and area, the extension and re-modelling works will enhance the property to provide a better layout and living space for the applicants and family. The extension is a sympathetic addition that is in keeping with the neighbour's property and similarly replicates their recent extensions. The garage will be demolished as it is currently used for storage only as there is ample parking on the driveway for the applicants' vehicles. By incorporating the area of the garage area into the extended area of the house, the house will have a larger and more comfortable space as currently, the layout is cramped.

The extension will have materials to match the existing property with the same brickwork and the same renders. A stepped-back and staggered roof line have been proposed to be in keeping with the adjoining neighbours with small front dormers as this is a common feature within the area.

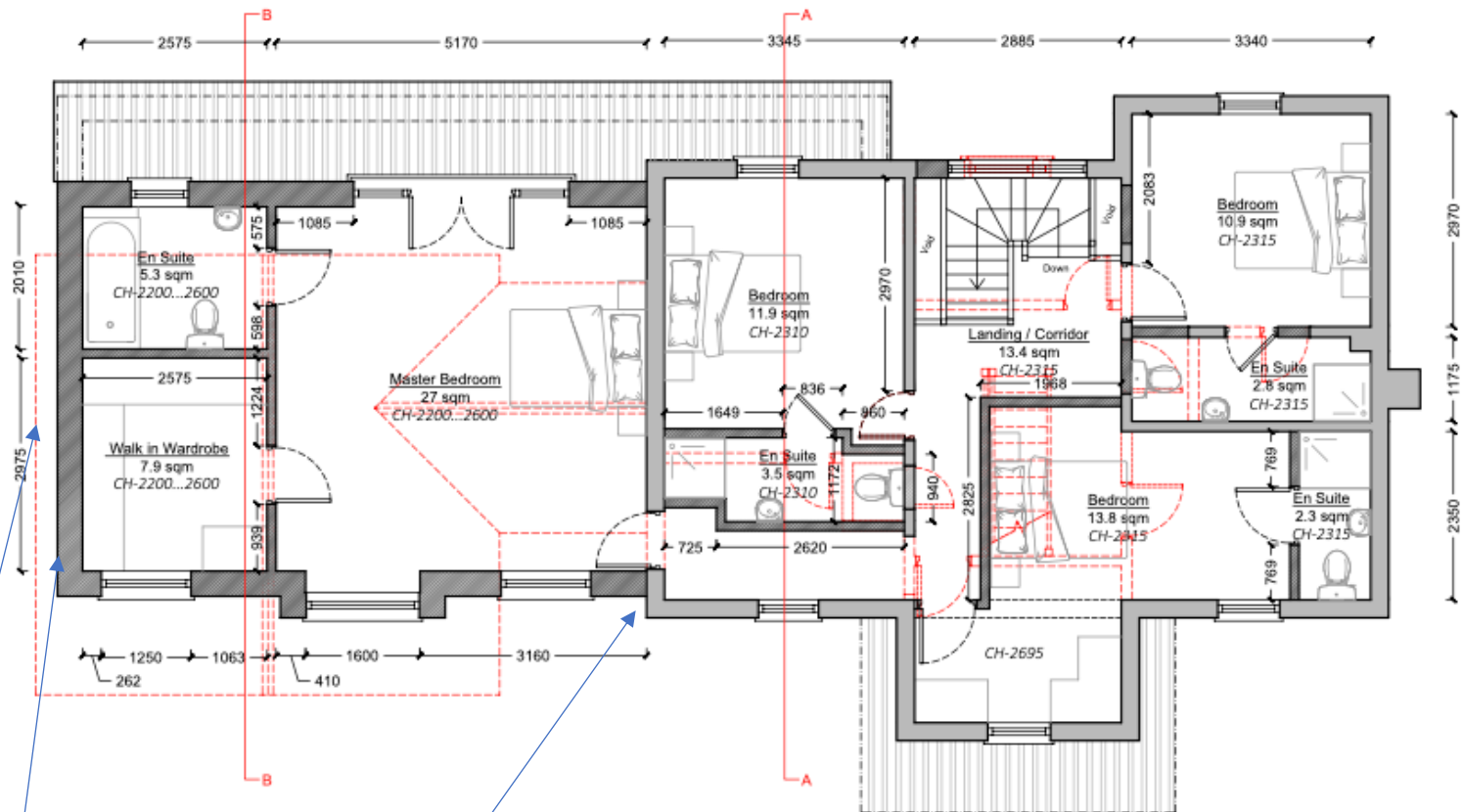
From the previous application - 3/23/0493/HH – There were concerns raised about the bulk of the extension and close proximity of to the adjoining left side neighbour also the front elevation windows being spacing and sizes.

The below images are of the previous application followed by a short summary of the changes made from that application to this scheme being the new application:

The previous scheme:



Ground floor plan reduced in size by 4m² in total from previous application. The extension has been stepped back further and inwards from left side boundary

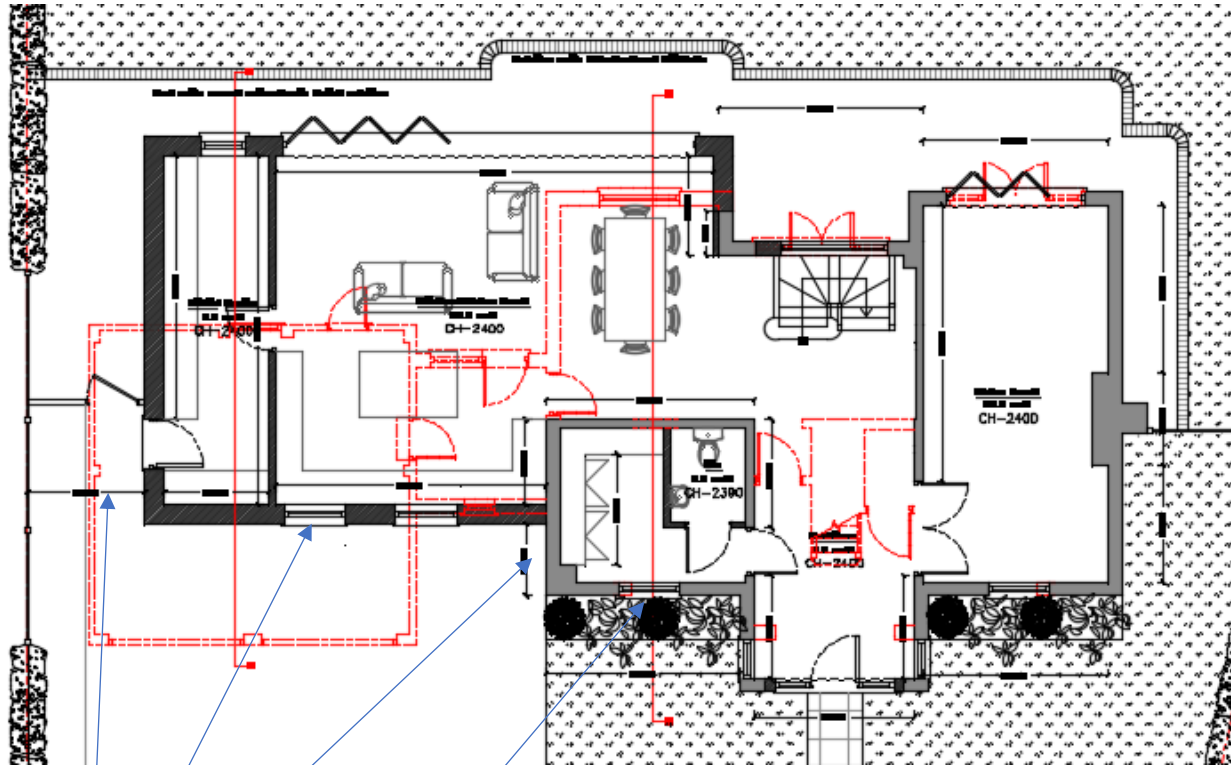


Ground floor plan reduced in size by 4m² in total from previous application. The extension has been stepped back further and inwards from left side boundary

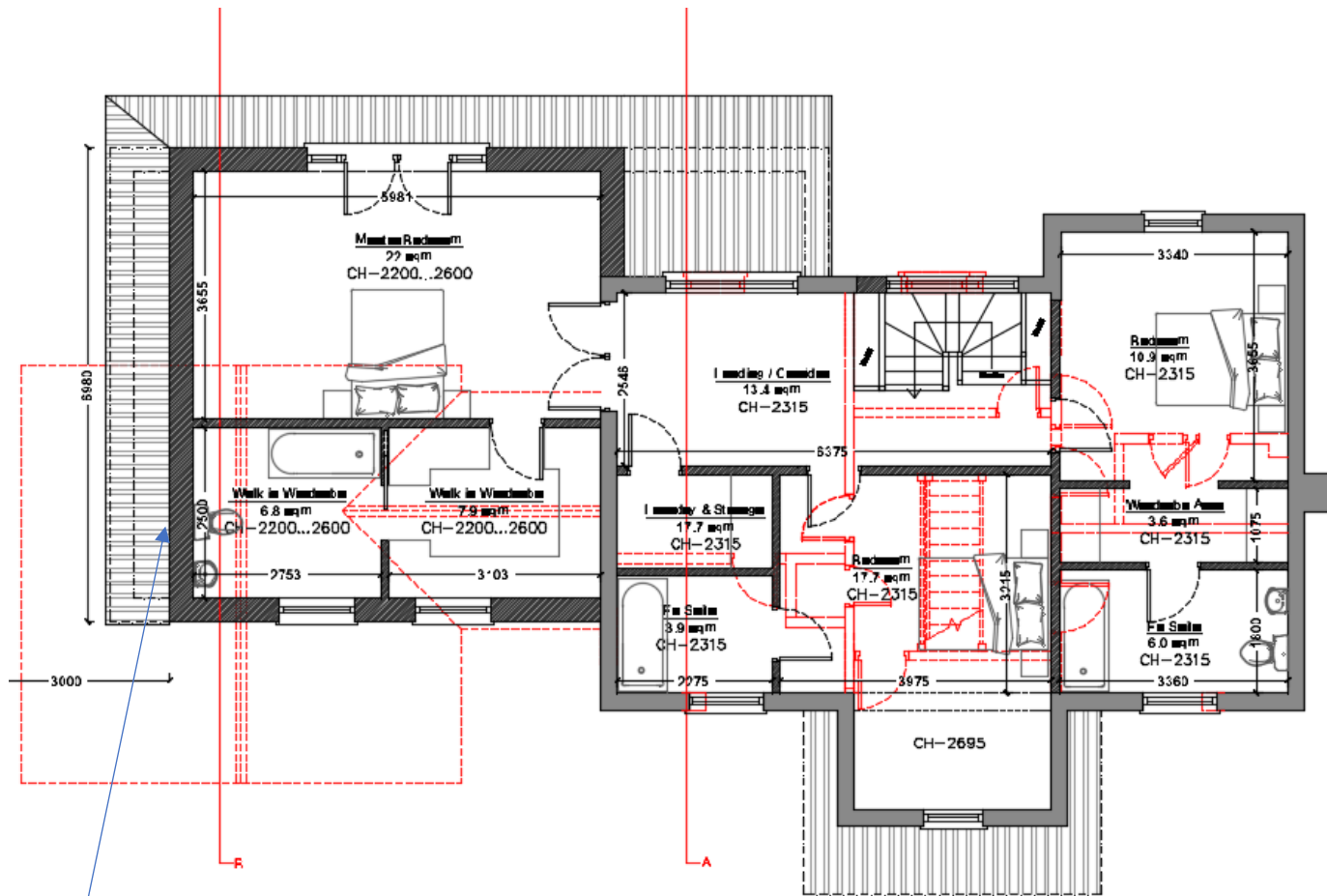


Front Elevation Being Closer to the left boundary, further forward to the front boundary and larger windows

Revised Proposed Scheme:



Recessed further extension with 1300mm set back from front elevation. Inset from left side boundary by 2000mm. Reduced number of windows and reduced in size. Increased existing front windows to create balance across elevation.



Inset side elevation at first floor level to create 3000mm separation from left side boundary.



Inset side elevation at first floor level to create 3000mm separation from left side boundary. Reduced number of windows and size. Reduced height of overall building level

CONCLUSION

The proposed scheme submitted with this application enhances the existing single-family dwelling by improving the layout and living accommodation with better-proportioned rooms and a more comfortable flow throughout the house. With larger windows, the interior light levels will be increased significantly meaning less electricity will be used for lighting. The layout of the building is sympathetic to the street scene as there are large single-family dwellings of which a number have been increased in size and reconfigured accordingly.

From the previous application, there have been considerable alterations to the design, to summarise:

- The ground floor element of the extension is set in from the boundary by 2m
- The first-floor element of the extension is set in from the boundary by 3m
- The roof has been reduced in height to create a staggered roof line.
- The position of the extension has been set back by 1300mm from the front elevation.
- Both the ground floor and first floor have been reduced by 8m² in total – 4m ground floor and 4m on the first floor.