Design and Access Statement

Accompanying a planning application on:

74 Shepherds Way

Rickmansworth

Herts

WD3 7NR

Prepared by;

FJ Thompson & Co - Chartered Surveyors

Unit 4

80 High Street

Egham

Surrey

TW20 9HE

tel 01923 720277

email [surveys@fjthompson.co.uk](mailto:surveys@fjthompson.co.uk)

Introduction

The application is for the demolition of the existing bungalow and the construction of a detached two storey dwelling.

Pre-App Advice

A pre-application enquiry was made of the local authority prior to the deposit of a planning application. The officer’s response is dated 6th March 2023 and stated that the principle of the proposal was acceptable but that certain elements required attention. These can be summarised as follows:

* The first floor flank wall adjacent to No 76 should be set in to give articulation to the appearance.
* The roof form should not have a crown roof.
* The plans should show compliance with the 45 degree policy.
* The setting adjacent to No 72 should be considered.

Site Appraisal and Character

The application site is set in an established residential area developed with a mixture of properties of similar age and type. It is elevated above the road which, at this point, is unmade.

The existing property and the proposed dwelling maintain large garden areas and landscaping to the front consistent with the residential nature of the road.

Bulk

Amendments have ben made to the scheme to ensure that the bulk of the proposal is reduced to ensure that there is no overbearing of the properties on either side. The compliance with the 45 degree policy ensures that the proposal has a stepped nature thus reducing its scale and bulk.

Appearance

The scheme has been amended to step in the flank wall adjacent to No 76 thus providing articulation to the appearance of the property as encouraged by the pre-application advice.

The proposal utilises external materials that are common within the street and the Cedars Estate to ensure that the new dwelling will sit naturally within the street scene.

Amenity

The scheme ensures that the site coverage maintains garden areas and landscaping to the front of the property.

The first floor flank windows serve bathrooms and will be provided with obscure glazing and be non-opening below 1.7m above floor level to ensure that the privacy of the neighbours is maintained.

Access

As the proposal is to erect a new dwelling, an all inclusive environment can be provided for the occupants and visitors.

The site is situated within walking distance of the town centre with the facilities there provided and it is anticipated that the occupants will make use of local facilities and public transport thereby reducing reliance on journeys by private motor vehicles.