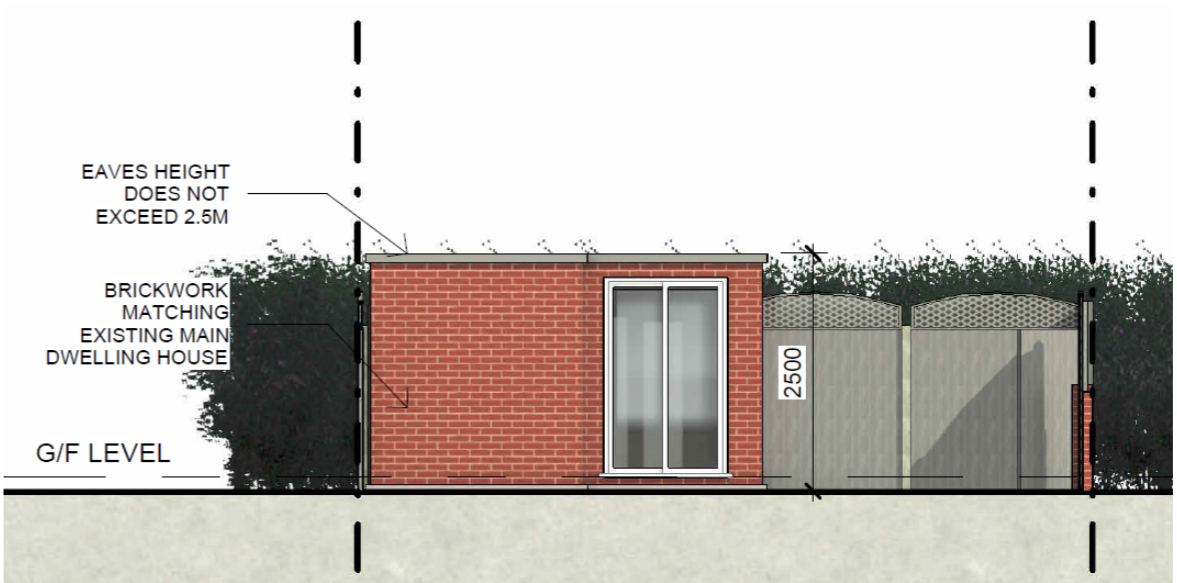


**DESIGN  
AND  
ACCESS  
STATEMENT**

**164 Theobald Street  
Borehamwood  
WD6 4PB**



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# 0.0 CONTENTS

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1.0 LOCATION AND CHARACTER OF LOCAL AREA

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## 1.0 LOCATION AND CHARACTER OF LOCAL AREA

The subject property is a two-storey end of terrace dwellinghouse located on Theobald Street.

The subject dwellinghouse is benefited with an off-street setting, facing the open field and the carpark of the Meryfield Primary School. The property and the forecourt can only be accessed on foot by an access alleyway, away from the highways.

The surrounding area is predominantly residential estate built around the year 1980s.



## 2.0 SURROUNDING CONTEXT

The subject property is benefited with a spacious forecourt. Furthermore, the forecourt and the whole plot is bounded by an extensive row of trees and hedgerows along the north east boundary and the south east boundary.

Beyond the lush rows of trees and hedgerow are openfield and carpark without immediate neighbouring structure.

The forecourt and the proposed outbuilding is 38m away from the highways.



## 3.0 DESIGN PROPOSAL

### Application:

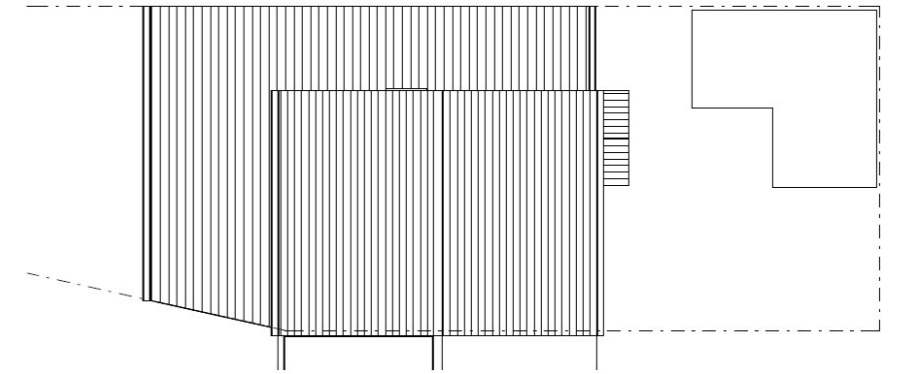
Householder planning permission

### Proposal:

Single storey flat roof outbuilding in the forecourt with eaves height not exceeding 2.5m.

### Single Storey Outbuilding:

1. The total area of the ground covered by the proposed single storey outbuilding does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
2. The single storey outbuilding is topped with a flat roof.
3. Since the outbuilding is situated within 2m of the boundary of the curtilage of the dwellinghouse, the building height and eaves height does not exceed 2.5 metres.
4. The proposed outbuilding is bounded by the existing timber fence wall, and the fence walls are bounded by rows of lush trees and hedgerow all along the north east boundary and the south east boundary.
5. The proposed outbuilding is back facing the openfield and carpark.
6. The proposed outbuilding is 38m away from the public highways.



## 4.0 CONCLUSION

The proposed single storey outbuilding considers the immediate context of the surrounding area. Benefitting from the long distance of 38m away from public highways, bounded and camouflaged by rows of lush trees and hedgerows, the single storey outbuilding is hardly visible from the street nor from the field or carpark. The fact that the roof height is only 2.5m will have no adverse impact to the original openness of the existing overall setting.

We trust the proposed outbuilding would not have any detrimental impact to the existing overall setting and its immediate context. Therefore, we believe that the proposal is acceptable.

