

# Design Spec

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## Design & Access Statement

3 Evergreen Road, Ware, Hertfordshire SG12 7JJ

18th October 2023

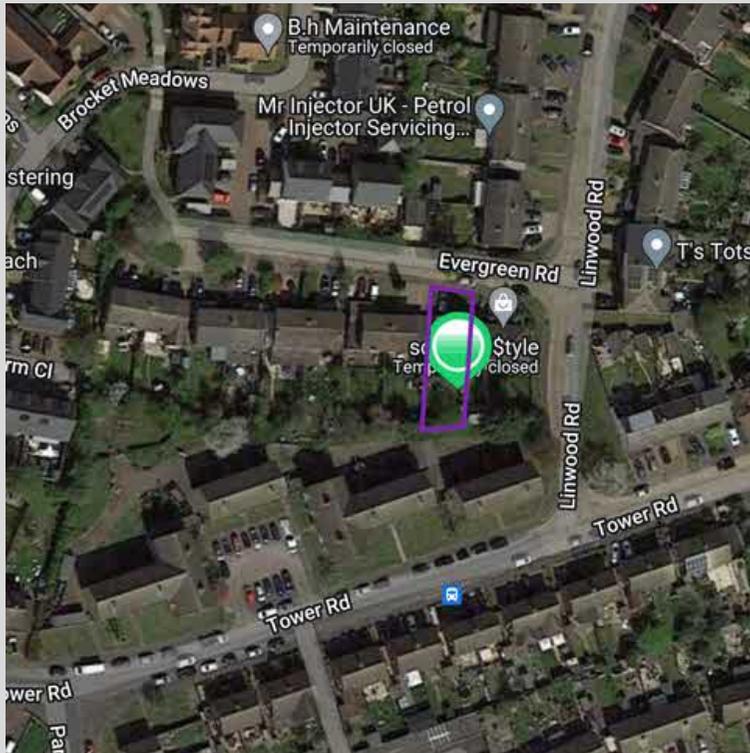


# Contents

## Design & Access Statement

Proposed first-floor side extension, single-storey rear extension, garage conversion, erection of new roof over existing porch and internal alterations for additional kitchen, dining, lounge, bedroom, bathroom and storage space.

3 Evergreen Road, Ware, Hertfordshire SG12 7JJ



## Introduction



This Design, Access & Planning Statement (DAPS) accompanies an application for a proposed first-floor side extension, single-storey rear extension, erection of new roof over existing porch and internal alterations for additional kitchen, dining, lounge, bedroom, bathroom and storage space at 3 Evergreen Road, Ware, Hertfordshire SG12 7JJ. This DAPS has been written to meet the requirements of Article 4c of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

As with many properties within the area, the dwelling benefits from a large rear garden with parking to the frontage.

This property is located in Ware, and our clients are looking to propose their dream home within this desired location. This property is sited along Evergreen Road.

Through this proposal, we are implementing a more traditional design to match the existing, this will not only provide this household with the space they require, but also promote a more open-plan way of living.

To promote comfortable living, we have proposed a first-floor side extension which utilises the currently unused space above our clients existing garage. This provides the necessary bedroom and bathroom space that this family require as part of their dream home project.

# Site Photographs

Front

## Existing Front Images

The main entrance to the property is facilitated on the front of the dwelling, which we have proposed a pitched roof to provide a more aesthetically pleasing frontage.



This property to stay in keeping with the neighbouring dwellings, will create a more uniform look along the street scene, and promote a more modern style of living. The proposed rear extension has been designed in keeping with the neighbouring dwellings as well as the existing property.

# Site Photographs

Rear

## Existing Rear Images



Through this proposal, we are utilising this inhabitable space, whilst also improving flow of this property. Towards the rear, we have proposed a more traditional extension to match the existing brick, whilst still creating a more modern feel to the property through the glazing.

This extension will also help modernise the rear of the property, whilst still utilising elements of the existing dwelling, such as the flat/pitch roof and window arrangements.

# Previous Applications

Within the surrounding area, we have seen there are many applications similar to the proposed works at 3 Evergreen, please see below for reference:

<b>REPLACEMENT CONSERVATORY</b> 1, Evergreen Road, Ware <b>Approved</b> REF: 3/99/1665/FP   Date received: 1st Nov 1999 <a href="#">More info</a> → <a href="#">+ Add to project</a> <a href="#">Go to planning portal</a>	<b>Single storey rear extension</b> 9, Evergreen Road, Ware, Herts, SG12 7JJ <b>Approved</b> REF: 3/09/0892/FP   Date received: 12th Jun 2009
<b>EXTENSION TO EXISTING GARAGE</b> 1, Evergreen Road, Ware <b>Approved</b> REF: 3/80/0092   Date received: 16th Jan 1996 <a href="#">More info</a> → <a href="#">+ Add to project</a> <a href="#">Go to planning portal</a>	<b>SINGLE STOREY REAR EXTENSION (AMENDED SCHEME)</b> 11, Evergreen Road, Ware <b>Approved</b> REF: 3/99/0629/FP   Date received: 26th Apr 1999
<b>PROPOSED FIRST FLOOR EXTENSION WITH INTERNAL ALTERATIONS</b> 1 Evergreen Road Ware <b>Approved</b> REF: 3/90/0538/FP   Date received: 30th Mar 1990 <a href="#">More info</a> → <a href="#">+ Add to project</a> <a href="#">Go to planning portal</a>	<b>Single storey rear extension.</b> 13, Evergreen Road, Ware, SG127JJ <b>Approved</b> REF: 3/06/2224/FP   Date received: 10th Nov 2006
	<b>Demolition of existing side extension, construction of new single storey side extension. Conversion of existing garage to living accommodation and raising of existing flat roof to incorporate new insulation and headroom</b> 5, Evergreen Road, Ware, Hertfordshire, SG12 7JJ <b>Approved</b> REF: 3/13/1106/CL   Date received: 21st Jun 2013
	<b>SINGLE STOREY FRONT &amp; REAR EXTENSIONS.</b> 7, Evergreen Road, Ware <b>Approved</b> REF: 3/02/1150/FP   Date received: 5th Jun 2002

These projects received multiple approvals for similar schemes in the surrounding area.

To mention, many properties within the surrounding area has also undergone many renovations to modernise their home. These have all been approved by East Hertfordshire District Council.

We have made a conscious effort to ensure through our extensions at No. 3 will not detriment the surrounding areas, which also meet regulation, for example we have allowed for a 1m distance from the first floor extension to the neighbouring boundary to ensure privacy is kept between the two dwellings. We have also taken into account many application in the area, which have been refused, and ensured we have not followed the same lines as these proposals.

# Proposals

To stay in line with the existing property, throughout this project, we have put forward a more traditional style of proposing the standard single-storey and first-floor extensions.

We have proposed a large amount of glazing across the whole dwelling. This is to let in as much natural light as possible and to also stay in keeping with modern trends.

As you can agree, this is a very carefully thought out design which provides a aesthetically pleasing design for all homeowners in the area and visitors to the property.

Please see below a street scene image of the dwelling. As you can see, this project has utilised the existing materials and matched the window styles as the existing dwelling will provide a more in keeping design and aesthetically pleasing street scene.

# Access

Access to the dwelling is located off of Evergreen Road. Please see below for reference:

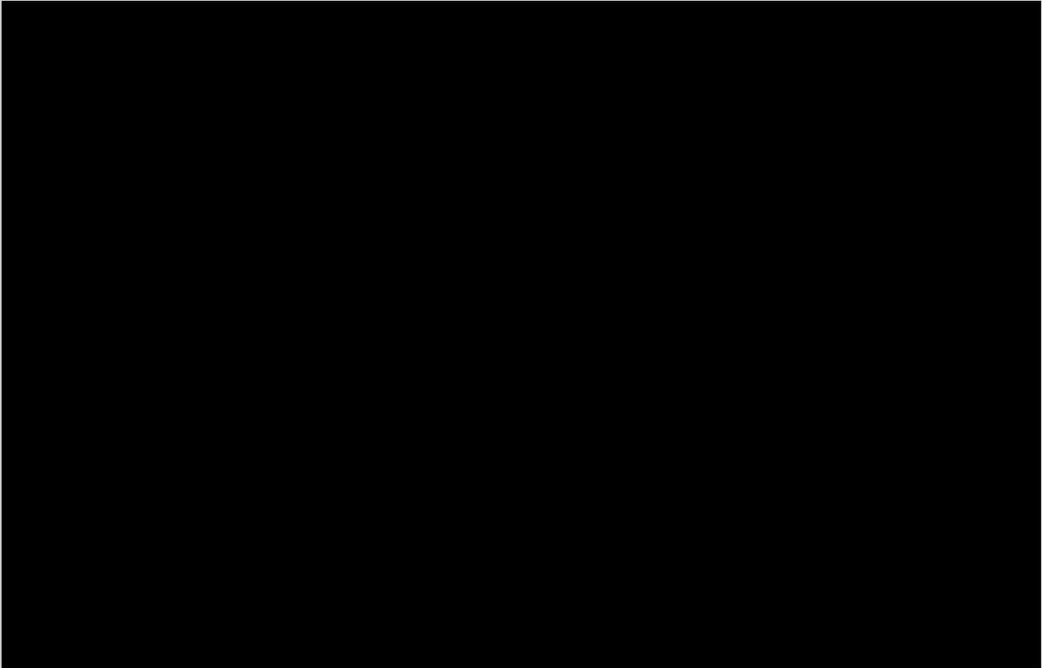


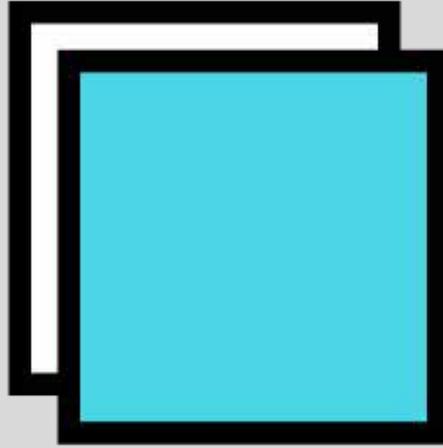
Side access has also been retained through this proposal.

This project also complies with the minimum parking requirements enforced by East Hertfordshire District Council, and has the scope to provide further parking space at the property..

# Client Statement

Our clients have also provided us with a statement as to the need of the proposed extension, please find below:





# Design Spec

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