

DESIGN & ACCESS STATEMENT

PROJECT: Ground floor infill side extension to replace existing car port and associated alterations.

LOCATION: 5 Orchard Avenue, Berkhamsted, Hertfordshire, HP4 3LG

DATE: 15th November 2023

The existing site and property

The existing property is a semi-detached 4 bedroom dwelling which was built in the mid 20th century. The property has an existing 2 storey side extension and part 1 part 2 storey rear extension providing an additional bedroom and bathroom at 1st floor and additional living space, a utility, study and covered car port at ground floor level.

The existing car park is set behind the front drive which provides off-street parking spaces for 2 cars set one behind the other.

The property is not in a Conservation Area.

The proposed works

It is proposed to widen the front drive to retain 2 off-street parking spaces set side by side for improved vehicle access.

The existing car port is shown replaced with a new front study/home office with a new utility room set behind. This allows the existing rear extension to be opened up to provide improved family living space at ground floor level with good access and views to the rear garden.

A new front porch canopy is included which extends across the front of the building from the existing house roof.

These proposed changes will provide improved family living accommodation for this property while retaining the existing study and utility spaces. The off street parking will also be improved allowing access to both parking spaces directly from the street.

The materials and forms of the proposed house alterations have been chosen to match and compliment the original property with new windows, doors, brickwork and roof tiles to match the existing house.

Impact of the proposal on the neighbouring dwellings

It is considered that the proposals will have no impact on the light levels of the neighbouring dwellings. The proposed new windows and doors at the ground floor front and rear of the property will not create any additional overlooking or loss of privacy to the adjacent properties.

Conclusion

The proposals provide appropriate additions and improvements to this existing dwelling while retaining the character of the property and with no significant impact on adjoining owners.