

S.A. YORK DESIGN FACILITIES LTD

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EAST LODGE
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KINGS LANGLEY
WD4 8PN

27th November 2023

WATFORD COUNCIL
PLANNING DEPARTMENT
TOWN HALL
WATFORD
WD17 3EX

Design & Access Statement for the proposal
to remove existing garage/utility, construct double
storey side and single storey rear extensions
and conversion to 3 No. flats.

Number 80 Kings Avenue is a 2 storey, 3 bedroom, end of terrace property, with an existing single storey side garage/utility extension and a large outbuilding in the rear garden.

The proposal is to remove the existing side extension and outbuilding, construct new double storey side and single storey rear extensions and convert the property into a 1 x 3 bedroom flat on the ground floor and 2 x 1 bedroom flats on the first floor.

The side extension width would be no more than half the width of the existing house, it would be set 1M. back from the front wall of the existing house and 0.5M. lower than the main house ridge level. The single storey rear extension would project out 2.2M. from the existing rear wall. A 1.1M. wide path would be retained alongside the side extension. A public footpath runs between number 80 and the adjacent property at number 74. The main house at number 74 is set almost 6M. away from the side boundary of number 80, therefore the proposed extensions would not adversely impact on neighbouring properties, and 45° sight lines would be respected.

The proposal would be car free. The site is located in a Controlled Parking zone and the applicant would be willing to enter into a Unilateral Undertaking to remove the right to parking permits from the occupants of the flats.

A 3 bedroom flat is provided on the ground floor. All of the flats conform to the minimum room sizes and overall flat sizes as laid out in the adopted Technical Housing Standards.

Separate garden areas are provided for all 3 flats.

Secure cycle storage is provided for a minimum of 6 cycles.

Secure bin housing stores are provided for each of the flats, in accordance with the Veolia storage and collection guidance notes. As stated in the guidance notes, householders are required to put their bins at the front of the property on collection day. Different types of waste are collected on different days therefore not all of the bins would be moved to the front on any one day. An area at the front of the property has been provided for the temporary collection day only, storage of bins. The area does not obstruct the highway, nor entrance into the property.

Regards,

S. York