

Design, Access, Heritage & Sustainability Statement  
Single storey rear extension

for  
Mr. K. Sheppard

6A Pickford Road, Markyate, Herts AL3 8RU

1.0 SITE APPRAISAL

- 1.1 The property comprises of a two storey terraced dwelling house located on the North side of Pickford Road, Markyate and is within the Markyate High Street Conservation Area.
- 1.2 The property is within walking distance of the Village centre, shops and bus routes to Luton, St Albans & Hemel Hempstead. Making the site in an accessible and sustainable location close to all local amenities and facilities.
- 2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT
- 2.1 The proposal seeks permission for the construction of a single storey rear extension 1.8m in depth.
- 2.2 The materials are to match the existing property, with face brickwork, plain roof tiles and white windows.

3.1 Design

The design of the extension is to match the existing dwelling.

3.2 Layout

The proposed extension is minimal and will not cause any visual impact on the neighbour's property at either No. 6 or No 8.

3.3 Scale

The proposed extension is to be a subservient to the original host building leaving the original form of the property dominant.

3.4 Amenity space

There will be no loss of amenity space.

3.5 Appearance

The appearance of the proposal is to reflect the architectural character of the property and of the area. The materials to be used would match those of the existing; face brickwork walls, plain roof tiles and white windows and doors, all to match existing.

3.6 Increase of additional floor space

The proposed rear single storey extension is 2.70m x 2.00m = 5.40 sq.m. addition floor space.

4.0 ACCESS

4.1 Transport – The site is within walking distance of Markyate Village centre, with bus routes to Luton, St. Albans and Hemel Hempstead.

4.2 Car Parking – No change to the existing parking arrangements

4.3 Site Access – There will be no change to the site access.

5.0 LOCAL CHARACTER & HERITAGE

- 5.1 The property is not Listed but is within the Markyate High Street Conservation area.
- 5.2 Consideration has been given to the proportion, style and detail of the extension to ensure that the local character and heritage are maintained by ensuring that the height, scale and design have a positive effect on the host building.

6.0 SUSTAINABILITY & ENERGY EFFICIENCY

- 6.1 The materials used in the construction of the extension will be sourced to have come from sustainable sources and will have longevity.
- 6.2 The reason the extension is to provide additional space for the family on the ground floor
- 6.3 By replace the existing window and door with new energy efficient windows and insulation the extension will meet or exceed the current Building Regulation with double glazed windows and doors, higher grades of floor, roof and wall insulation plus higher efficient lighting.

7.0 CONCLUSION

- 7.1 Given the size of the extension, it is of a scale in keeping with the parent building and overall size of the plot and the compatible design, using materials to match existing.
- 7.2 Furthermore by reflecting the architectural character of the property and of the area the proposal retains the general character and appearance of the area.
- 7.3 I therefore consider that the proposal is acceptable.

November 2023