

## Design and Access Statement

93 Hempstead Road, Watford, WD17 3HE

### Proposed New Build

The proposed work at 93 Hempstead Road is to demolish the existing detached property and to develop a new build family home on the same site.

Below is a photo of the front elevation of the existing building in relation to the adjoining properties on Hempstead Road.



Below is a photo of the rear elevation of the existing building at 93 Hempstead Road.



Aerial view:



Aerial view from the rear

## Site Analysis

The property at 93 Hempstead Road is a detached private family home in the area of Watford. The property retains much of the original features from when it was built and has not been extended or altered since construction.

In terms of the siting of the property in relation to the adjoining properties, the front elevation of 93 Hempstead Road aligns with the neighbour properties however it is significantly set back at the rear elevation from the two neighbouring properties that have had various extensions added to the rear of their properties.

The aerial satellite image illustrates the scale and position of the property at 93 Hempstead Road with the neighbouring properties.

With regards to the site terrain, the site slopes gently from the back of the property down towards the bottom of the rear garden.

In terms of the orientation of the building, the front of the property is easterly facing and the rear faces in a westerly direction benefitting with much of the afternoon and evening sun light.

## Existing

The existing property comprises of a ground, first floor and an attic level.

The current condition of the property requires a complete overhaul to bring to current standards and to suit current modern living standards. The layout of the property is such that it is not conducive for modern family living patterns and where the proportion of the family and living spaces are limited.

The ground floor of the property comprises of a garage, lounge, dining room, kitchen and a WC.

The first floor comprises of a bathroom and 3 moderately sized bedroom, and one smaller bedroom.

## Proposal

The proposed works at 93 Hempstead Road is to demolish the current property and to replace with a new build to meet and exceed current building regulations in terms of thermal efficiency and to improve the internal layout to suit the needs of our owners.

As part of the development, the work will also include relandscaping the front and rear gardens to ensure there is a consistency with the new design and the outdoor space.

The proposed new development will comprise of:

Basement Floor – Gym, ensuite, WC, utility room, Storage, Plant room, Games room, TV room and an external storage, lift access

Ground Floor – Garage, Drawing Room, coats, storage, guest WC, open plan kitchen/dining/lounge and a pantry, lift access

First Floor – 3nos ensuite bedrooms, family bathroom, bedroom, lift access

Loft – Master Ensuite Bedroom with dressing

Consideration has been taken into account of the design and external appearance of the proposed new build. The design intent is to create a modern looking home whilst incorporating sustainable elements to harness the natural energy to supply power to the property. Solar panels has been added to the roof of the property and a generous amount of glazing has been added to the front and rear of the property to maximise the natural light into the property.

To reduce the concern of overheating, the glazing will be triple glazed with a UV reflective coating to maintain a comfortable temperature inside the property. All rooflights will also be openable to allow air ventilation through the rooms.

Externally, the front elevation of the property has been designed to be in keeping with the original property and the surrounding areas.

Materially, the whole new build will be finished in brickwork to reflect the current build and also those in the close vicinity of the property.

The overall design of the property will be muted and understated however the design will be of a contemporary nature with high specification glazing. The internal layout has also been carefully designed and considered to improve the flow of space.



## Street Analysis

One of the most highlighting characteristics of Hempstead Road is the diversity of the size, style and construction of its properties. There are rarely two properties adjacent properties which are similar in style or their dimensions. Each property characterised by their own individual style and pattern.

Below is a collation of the properties on Barnet Gate Lane demonstrating the diverse and variance in the architectural design and proportions.



Chalet style construction



1930s style with a substantial driveway accommodating more than 2 vehicles



Satellite image illustrating 93 Hempstead Road and the varying styles of the neighbouring properties





Materials:

Walls-

The entire new build will be constructed from cavity wall construction and finished in brickwork.  
Below is a computer render of proposal:



Front Elevation



Rear Elevation

Smooth white render

Driveway-

The front driveway will be repaved in permeable paving block



External Lighting-

External lighting will be used to lit the front and rear garden spaces for security purposes and also to illuminate the property. Below is an example of the type of lighting that will be afixed to either side of the front entrance and to the rear of the ground floor extension/rear boundary fences.



Rear garden patio-



The rear garden patio will be tiled with similar type looking large format external tiles as the image below:



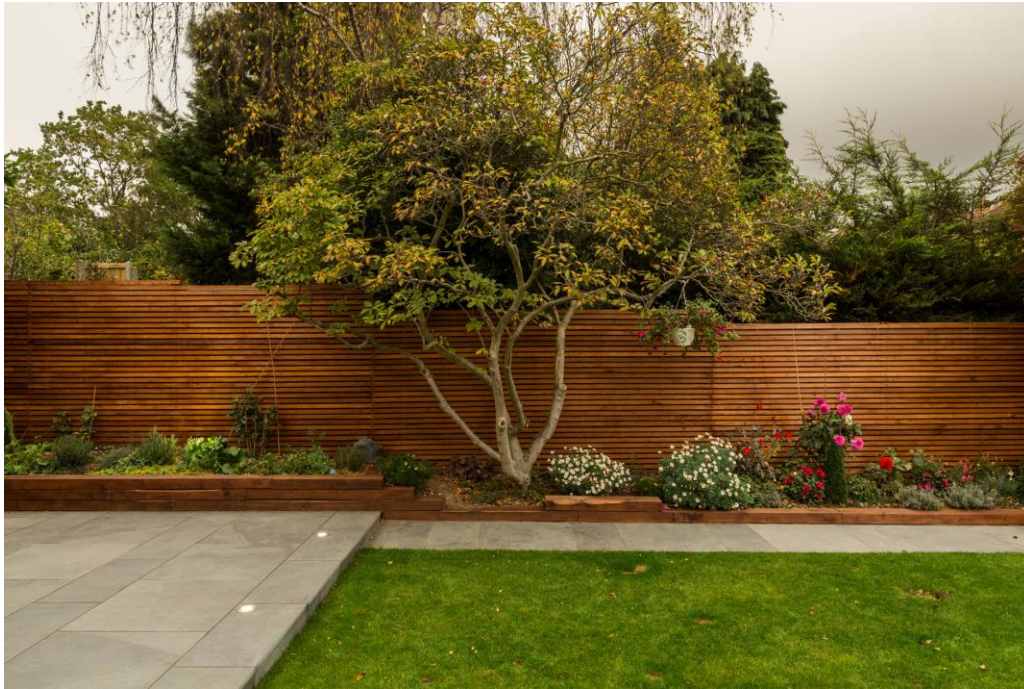
Roof tiles-

Roof tiles will be roof tiles similar to the below:



Garden boundary fence-

The garden boundary fence will comprise of horizontal cedar battens, similar to the below:



Amount

The existing property will be demolished and will be replaced with a new build that will comprise of basement, ground floor, first floor and loft level.

The basement and ground floor level will contain most of the living and entertainment spaces whilst the upper floor will host most of the accommodation and bedrooms/bathrooms.

Layout

In terms of the footprint, the house will largely be extended towards the rear of the property whilst the front elevation will remain at the same line. The extent to which the footprint is extended towards the rear is to a similar depth as the neighbours property.

Scale

The scale of the new build is similar to some of the latest developments on the street. A preplanning application was submitted to Watford Planning Department where no objection was made to the proposed scale of the proposed development.



### Landscaping

As part of the development, the front drive and the rear garden will be relandscaped to tie in with the new build.

### Appearance

The style and appearance of the new build will be in similar finish to the existing property with brickwork. Dark window frames will be used to compliment the modern and contemporary nature of the design.

### Access

Access into the property/site will be unchanged

### Public transport

Access to public transport/site will be unchanged.



## Inspiration for the Design

Below is a recently completed new build in North London by JLArchitecture where the idea is to create a similar style/form of a new build to the site at 93 Hempstead Road.

