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13th December 2023

WATFORD COUNCIL
PLANNING DEPARTMENT
TOWN HALL
WATFORD
WD17 3EX

Design and Access Statement
for the proposed Conversion of the Existing
Gym/Study Outbuilding into a One Bedroom
Dwelling at rear of :-
135 Gammons Lane, Watford, WD24 5JD

Gammons Lane is located to the North of Watford Town Centre. The road runs in a North-South direction between Courtlands Drive in the North and Leavesden Road in the South.

Number 135 is located on the East Side of the road close to the junction with Leaford Crescent. The site is not in a Conservation Area, the building is not listed. The site is on a main bus route and close to local shopping facilities.

The existing house is a 2 storey detached dwelling which has been extended to the rear on 2 stories. The majority of houses along this section of Gammons Lane are 2 storey detached properties set in fairly narrow plots. The original long rear gardens have been developed with first the construction of Leaford Crescent and more recently Damson Close. Number 135 benefits from a rear vehicular access track and parking area. The access way also serves 4 other garages and 1 other parking space. The garages have fallen into disuse. The applicant has owned the property for some time and has never witnessed any person using any of the garages.

A detached Gym/Study Outbuilding has been built at the end of the garden and the proposal is to convert this building into a 1 bedroom dwelling. The size of the rooms and the overall size of the dwelling conform to the sizes set out in the Nationally Described Space Standards. A 3M. deep garden would be allocated to the dwelling, with the erection of a 1.8M. close boarded fence. A tarmac parking space would be retained at the rear for the use of the new dwelling, parking for the main house is at the front. Secure cycle and bin housings will be provided with a set of gates dividing the dwelling parking areas from the access driveway.

A new gravel driveway has been constructed across the right of way area to the existing cross over in Leaford Crescent. 3 wall lights will be installed to light up the parking/yard area. 2 additional wall lights will be installed on the drive side of the gate posts. A spot light and a lamp light will be installed to light up the driveway. CCTV will also be installed to cover the access area.

The new dwelling is located at the rear of the garden of number 135, and access into the dwelling would be via the gravel drive leading onto Leaford Crescent. The drive and parking area would be well lit by the proposed wall lights, lamp light and spot light. The access is shared by the owners of the 3 garages and parking space to the left side of the drive and by the owner of the Fernwood garage to the right side of the drive, who are delighted with the proposed lighting and C.C.T.V. coverage of the area, which will greatly improve their security.

The parking area is located approximately 17M. away from the Leaford Crescent road. Full vehicular access right up to the front door of the proposed dwelling is available to the occupants of the dwelling. The 17M. pedestrian walking distance up a well lit and surveilled driveway is no more than is often found at many other dwellings which are set back from the road.

The building is existing, therefore the siting, scale and design are not relevant issues. Only the use of the building is changing. The access from Leaford Crescent is established, there are 8 other houses which use this section of Leaford-Crescent to access their properties. Therefore the access into the new dwelling is not isolated in any way. The intensification of the currently unlit access area into the new dwelling, with its new lighting and camera surveillance will improve the security of the area to the benefit of all of the occupants of the existing houses.

For all of the above reasons, the character and appearance of the area would benefit from this proposal.

S. York