



DESIGN & ACCESS STATEMENT

Proposed Extension and Remodelling

21 Barham Avenue, Elstree WD6 3PW



December 2023

1.00 The Application Site

1.10 Site Location and Description

1.11 The application site comprises a 2 storey detached dwelling to the western side of Barham Avenue.

The dwelling has a single storey garage and car port to one side.

The rear garden has a large outbuilding enclosing a swimming pool.



Aerial view of site

1.20 Site Photographs



Front views of existing dwelling



Rear views of existing dwelling

1.30 Local Character

- 1.31 The existing street is characterized by large detached dwellings of varying styles and ages, set in large plots.

2.00 Planning History

- 2.10 There have been a number of planning applications for the property, dating back to 1961:

Application Ref: 22/1276/HSE 26.09.2022 Approved
Demolition of existing conservatory, garage, car port and swimming pool enclosure. Construction of a part single, part two storey side extension, part single, part two storey rear extension, single storey front porch canopy and alterations to fenestration. Associated roof alterations to include an increase in ridge height and chimney stack removal.

Application Ref: 22/0238/CLP 07.04.2022 Refused
2no rear dormer windows – Certificate of Lawful Development

Application Ref: 21/2352/CLP 28.01.2022 Refused
Conversion of loft with rear dormer – Certificate of Lawful Development

Application Ref: 21/1995/HSE 02.12.2021 Approved
Single storey side and rear extensions

Application Ref: 21/1682/HSE 07.10.2021 Refused
Two storey side and rear extensions

Application Ref: TP/91/0427 24.06.1991 Approved
Part single, part two storey rear extension

Application Ref: TP/91/0134 15.04.1991 Refused
Part single, part two storey rear extension

Application Ref: TP/63/1320 10.10.1963 Approved
Addition of sun lounge and covered area

Application Ref: TP/11/1251 25.09.1961 Approved
Covered way

3.00 Application Proposals

3.01 Scope

The application proposes the following:

- Demolition of the existing garage, car port and swimming pool building
- Demolition of the existing conservatory and single storey rear extension
- Construction of a new 2 storey side extension and full width single storey rear extension
- Enlargement of the existing first floor rear extension
- Replacement of the existing roof structure, including 3no. rear dormers to provide habitable accommodation within the roof void
- Alterations to the existing fenestration
- Alterations to create a new entrance feature and portico
- New facing brickwork external cladding throughout
- Internal alterations and refurbishment

3.02 Justification

The existing property is dated in appearance and requires significant renovation to bring it up to modern standards.

The applicant proposes not only the extension of the dwelling but also it's complete remodelling to reflect the typical standard of surrounding dwellings within the road.

4.00 Design

- 4.01 The client's aspirations are to achieve a substantial modern double fronted property which is sympathetic with existing examples of dwellings within the road.

The application is similar in content to that approved in September 2022 (ref: 22/1276/HSE), though with a larger first floor rear extension and dormers/rooflights to the new roof structure.

The application proposes a similar 2 storey side extension, with complete remodelling of the front elevation.

The front elevation would remain as approved under application ref. 22/1276/HSE.

Although standard practice would be to design the extension to be subservient to the host dwelling, this application includes major remodelling and also the complete replacement of the roof.

A number of large replacement dwellings have recently been granted approval within Barham Avenue, and the intention is to replicate something of a similar scale/standard without complete demolition of the existing dwelling.

The applicant proposes a complete remodelling of the front elevation, including a new brick facade, large sliding sash windows with stone surrounds and a new double height entrance feature, as previously approved.



Proposed Front Elevation

The proposed 2 storey side extension maintains a 1m clearance to the boundary with number 23.

Whilst typical guidance requires a 2m clearance, there are numerous examples of similar sized 2 storey properties within Barham Avenue which only have a 1m boundary distance.

Examples of this can be seen directly opposite the site, at Nos. 20,22,24, 26 and 26A.

There are many other similar examples within the road, and the applicant submits that the proposed arrangement adjacent the boundary with No. 23 is typical of the character within the street.

The proposed replacement roof is of a fully hipped design, and whilst slightly higher than the ridge level of the existing roof, is similar character to the existing all of the surrounding properties, and will have less impact on neighbouring properties due to it's hipped design.

The overall height of the roof proposed is the same as was approved under application ref: 22/1276/HSE.

The ground floor rear extension is similar in size to that approved under application reference 22/1276/HSE.

The application also proposes a larger first floor rear extension than was previously approved.

This extension would be full width and project 5.0m beyond the rear wall of the original dwelling.

However, the 45 degree sight lines from adjoining neighbours' windows would not be breached, as illustrated on the proposed first floor plan.

There is a precedent of two storey extensions over half the width of the main houses along the street scene and therefore the proposed rear extension would not look out of character.

It should also be noted that the large existing outbuilding housing the swimming pool within the rear garden is to be demolished, which represents a significant reduction of built form to the application site.

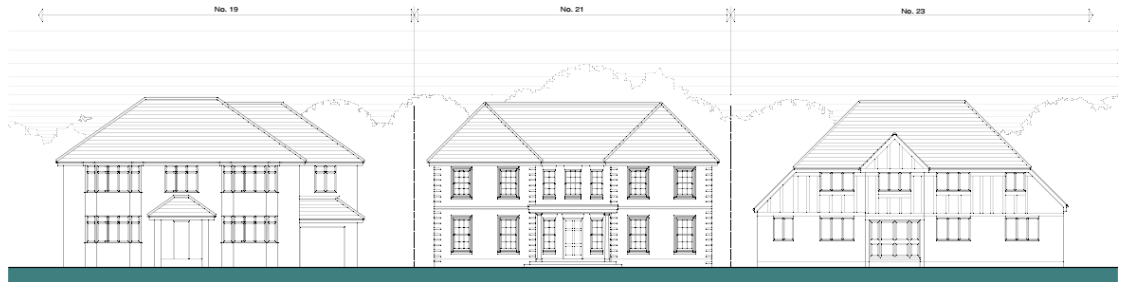
The proposed two-storey rear extension would be finished with a crown roof. The SPD states that crown roofs will be refused by the Council, as they often detract from the design and character of the existing house.

However, it is noted that the extension would have a crown roof to the rear, which would be set 0.3 metres below the ridge height and the bulk of the crown would be located to the rear of the property and therefore is not visible to the public domain.

Therefore, the visual impact of the crown roof would be limited and would not result in an addition that would appear out of keeping in the area.

There are also numerous examples of large crown roofs within Barham Avenue, notably at Nos. 15 and 16 which are very close to the application site.

The proposed elevation below illustrates that the remodelled dwelling would sit comfortably and sympathetically within the existing streetscene.



Proposed Street Elevation

5.00 Access

5.01 The accessibility dwelling would be improved by the application proposals.

External door widths would be suitable to allow wheelchair access.

The internal hallway and circulation areas would be generous and a disabled compliant wc is provided at ground floor level.

The accommodation provided at ground floor level is generous and could easily incorporate sleeping facilities in the future.

The new staircase to the first floor is of a sufficient width to facilitate the installation of a future stair lift.

6.00 Conclusion

6.01 The application proposals would create a large attractive dwelling suitable for modern living.

The extended/remodelled dwelling sits comfortably within the street scene and is consistent with the general character of its surroundings.

The proposals would have no detrimental impact in terms of visual or residential amenities, or car parking.

The applicant therefore requests that the Local Authority supports the application on this basis.