

Design and Access Statement

Proposed Terrace at the rear of
39A Market Street, Watford, Herts. WD18 0PN

5th December 2023



Figure 1. Ariel view of site. Site in red circle.

Introduction

This document accompanies a planning application for a new roof terrace with new solid balustrades to the rear roof above the first floor kitchen with a new door access to the proposed roof terrace from the second floor dormer window at 39a Market St. Watford, WD18 0PN within the Borough of Watford, Hertfordshire.

The alterations to achieve the proposal will comprise the erection of new solid balustrades and new decking to the first floor rear roof. This also includes the removal of the existing dormer window and forming a new glass door to create access to the first floor of the existing property.

The applicant is the sole owner of the dwelling unit and the rear ground floor garden.

Design Principles

The proposal is to create a new roof terrace on the rear first floor roof with a new glass door for access to and from the roof. New solid balustrades will be formed set back from the perimeters of the existing first floor flat roof. The balustrade located adjacent to the property of 37a Market Street will be 1.7m high. A line of 45 degrees is drawn from the middle of the first floor rear window to give the maximum length of the balustrade. The balustrade will ensure that the adjoining property cannot be overlooked.

Use

The existing use of the property is a retail unit on the ground floor with a single family dwelling on the upper floors. The proposed to be an amenity space for the inhabitant of the dwelling unit. The applicant is the sole owner of the dwelling unit and the rear ground floor garden. The existing ground floor use is a shop. (Class A1). The existing first and second floors use is a single family dwelling. The existing ground floor shop is not to be altered.

Amount

The existing area of the roof is approximately 26.84 square metres. The area of the proposed roof terrace is approximately 9.65 square metres. The proposed roof terrace balustrades are 1.7m in height adjacent to 37a Market Street and 1.1m high facing the rear. The proposed size of the roof terrace will be 4.165m x 2.540 metres approximately.

Layout

The entry to the upper floor dwelling of 39a Market Street is from a door at the side of the property. (The property is above a commercial unit). A stair from the doorway leads up to the dwelling. To gain access to the outside amenity space on the ground floor at the rear of the premises the occupant must leave the premises.

Access to the proposed roof terrace will be through a new door from the landing at the second floor level. The existing layout and arrangement of the flat is not to be altered in this proposal.

Refuse and recycle bins are as the exiting arrangements.

Scale

The scale of the proposed development and alterations were considered in respect of the physical context of the proposed site by taking account of the existing rear streetscape, the size and forms of the immediate surrounding buildings, the locations of their windows and the consideration of their privacy.

The proposal respects the character and scale of the host building. The proposed roof terrace complements the size, shape and character of the existing property will be subordinate to it.

Landscaping

The proposed roof terrace will have potted planting. The landscaping will be maintained by the applicant. This proposed development will contribute positively to the surrounding built environment and the community of Market Street.

The proposed accommodation and upgrading of the existing building will be significant improvement to the existing conditions and facilities of 39a Market Street and for the occupant's quality of life.

Appearance

The proposed balustrades will be 1.7m in height to one side and 1.1m in height to the rear and will be erected set well back from the perimeter of the first floor roof. A new glazed access door is to be formed in the altered dormer window at the second floor.

The proposed roof terrace will not be visible from Market Street. Visibility from surrounding properties at the rear is very limited due to its size, scale and the existing chimney stack that hides the roof terrace. The new door will not be visible within this context.

Context

The proposal site at 39a Market Street is in a terrace of three storey Victorian buildings with retail premises on the ground floor and accommodation on the upper floors. This terrace sits within mixture two storey, three storey and four storey buildings, The buildings are all of brick facades and detailing around the windows and at the parapets at roof level.

The existing street front along both sides of Market Street is made up of buildings of differing heights and storeys. The ground level consists predominantly of commercial units, varying in size and operation. At upper level is a mixture of office and living accommodation. The area provides a dynamic and colourful locality for living, working and shopping.

The rear streetscape is not as uniform as the front streetscape. The rear consists of roof and ground floor extensions of varying scales, sizes, shapes and forms. The building facades at the rear are of brick and the roofs differ in size and styles.

The rear streetscape is presently undulating both in its elevation and at ground levels. The existing appearance of the adjacent buildings at rear of Market Street is a constant stepping in and out of the existing buildings with their extensions of varying sizes.

The rear gardens and extensions are of different sizes and forms, again continuously stepping up and down. The side and rear garden space on the ground floor of 37 Market Street is completely covered by a permanent roof and will not be affected by the proposal.

The applicant is the sole owner of the dwelling unit and the rear ground floor garden.

The proposal will therefore fit in with the existing built context.

Access

Access to the existing ground floor shop and upper floor flat is from Market Street. Access to existing buildings, public spaces and public transport has not been altered in this proposal and will remain as at present.

The proposal will provide easy access for all emergency services. Access for emergency services will be directly from Market Street. The front doors to the flat and shop are situated on Market Street close to the pavement.

Sustainability

The project will ensure that it will be sustainable development. The building will meet and where possible exceed part L of the building regulations.

The new proposal will satisfy Watford's policy on sustainable design and construction and contribute to the mitigation of and adaption to climate change.