



23 SOUTH ROAD
CHORLEYWOOD
RICKMANSWORTH

**DESIGN & ACCESS STATEMENT
& HERITAGE STATEMENT**

20.12.2023

This document has been produced in support of a Householder Planning Application and Conservation Area Consent for a single storey rear extension, demolition of existing garage to facilitate a single storey side extension, partial raised landscaping, partial extension of the roof to the rear to facilitate a new dormer with bathroom, replacement of all windows and doors to a timber frame heritage style, in keeping with the original windows of the house, boiler flue and solar panels on the flat roof of the garage and plant for a ground source heat pump.

01. EXISTING SITE

South Road runs up a steep gradient. There are many original large and detached houses along South Road with many set in substantial plots and behind substantial planting.

The application dwelling is a two-storey, semi-detached, dwelling with accommodation in the roof space (3 storey including loft accommodation which is original to the house). It is positioned on the south-east side of South Road, Chorleywood within Sub Area 4 of the Chorleywood Station Estate Conservation Area and with a southeast facing, rear garden.

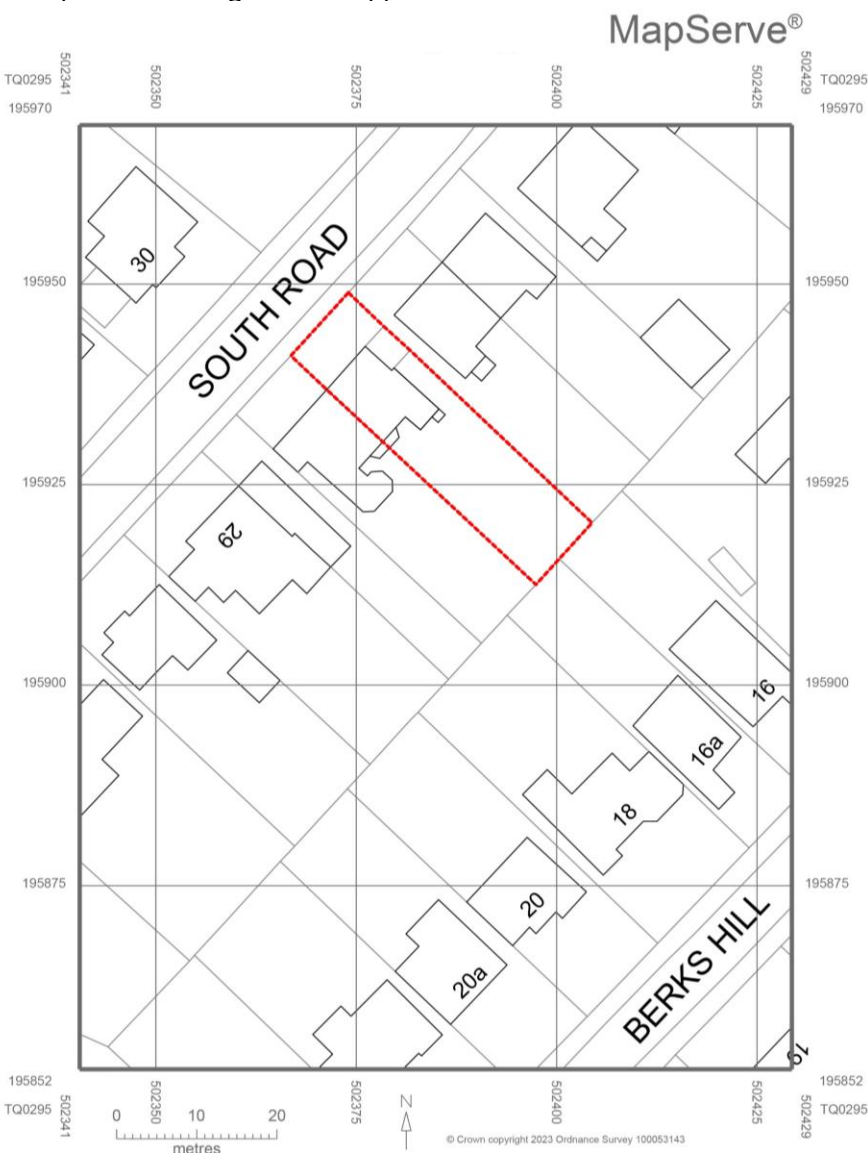
The application dwelling is of Edwardian Arts and Crafts style with asymmetric design features, typical of the Chorleywood Station Estate Conservation Area. It is finished in white roughcast render and has a hipped tiled roof with original front and rear dormers, a gable to the side and a single storey section with a mono-pitch roof to the rear. There is a single storey, flat roof garage to the side of the dwelling which is attached but not integrated.

To the rear of the dwelling is a garden of approximately 200sqm which is mostly laid to lawn with an existing raised terrace area leading directly from the existing house. To the front of the garage is hardstanding with space for two vehicles.

23 South Road adjoins 25 South Road to create a semi-detached pair. 25 South Road has benefitted from a single storey rear extension which was granted planning permission on 02.12.2013, ref 13/1811/FUL. The application dwelling, 23 South Road, does not appear to have been previously extended.

Fig. 01 (not to scale)

Site plan as existing with the application site defined with a red line.



02. PROPOSALS

PLANNING POLICY

- **Conservation and Enhancement**

Three Rivers Core Strategy states that development should 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and should 'conserve and enhance natural and heritage assets.'

Within Conservation Areas, development will only be permitted if the proposal is of a scale and design that preserves or enhances the character and appearance of the area.

- **Existing Character**

The Development Management Policies document states that development should not have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly regarding the roof form, positioning and style of windows and doors, and materials.

- **Depth of Extensions**

The maximum depth of single storey rear extensions may be 3.6m, though this should be reduced if the extension would adversely affect adjoining properties or be unduly prominent.

- **Neighbour's Amenity**

Development Management Policies states that extensions should not result in loss of light to the windows of neighbouring properties nor allow overlooking and should not be excessively prominent in relation to adjacent properties.

- **Listed Buildings**

There are not listed buildings within proximity of the application site that require consideration.

PROPOSED DESIGN

Conservation and Enhancement

The replacement of the uPVC windows with timber framed, casement windows more suited to the style of the existing property, would be an enhancement. They would also help to improve heat loss.

The single storey, rear extension proposed is to the rear of the dwelling, so would not be readily visible from South Road and would have minimal impact on the existing street scene.

The side extension would replace and replicate the design of the existing garage, with the doors on the front elevation replicating those of a garage door which would conserve the look of the property when viewed from the street. This maintains the appearance of a garage, whilst at the same time allowing this space to be converted into habitable space. This would provide a Utility Room and ground floor WC with shower, ancillary to the existing house, which would modernise and enhance the property.

The proposed second floor roof extension would be to the rear of the property. We are not proposing to raise the ridge height of the existing roof or amend the front elevation of the house. It would therefore not be readily visible from South Road which would have minimal impact on the existing street scene.

Existing Character

The main consideration for the design is to remain in keeping with number 25, as well as the general street scene, by maintaining the appearance of the garage doors and flat roof design within the side extension and not changing the front elevation of the house (see photographs Fig. 04. and Fig. 05 showing No. 23 as viewed from South Road).

There are other rear extensions in the vicinity of the application site, at 25 South Road and further along. The proposed extensions would therefore not appear out of character with other properties on the road

The rear extension has a pitched, double gable design which is generally appropriate for an Arts and Crafts style dwelling. There would also be limited views of this extension from the road, which would not have a significant adverse impact on the character or appearance of the host dwelling.

The side extension would be in the same roof style, materiality and of similar bulk to the existing garage it is replacing, to ensure that it has minimal impact on the street scene and remains in keeping with other similar properties.

The proposed extensions would be finished in materials to match the host dwelling – tiles to match the existing tile and rough cast render.

The new rear roof extension and associated dormer would be of the same scale and materiality as the existing, original dormers.

• Depth of Extensions

The single storey, rear extension would extend approx. 2.3m from the existing dwelling when measured along the boundary with 25 South Road. This measurement is taken from the existing bay window which would be replaced with the new extension. This is over a metre less than the 3.6m max. depth stated in Three Rivers planning policy.

On the opposite side, the rear extension would meet the rear building line of the existing single storey larder. This larder would be replaced with the new extension, and we are not proposing to extend the existing footprint here.

The proposed side extension would be extended approx. 1.4m beyond the footprint of the original garage.

There are other rear extensions in the vicinity of the application site, at 25 South Road and further along so these proposals would not appear out of character with the area.

- **Trees**

No trees would be affected by the proposed development.

- **Neighbour Amenity**

The rear extension and terracing has been designed with consideration to both neighbours. The proposals do not include any side facing windows and we are proposing to remove two existing, side facing windows on the ground floor, raise the windowsill of the side facing kitchen bay window and replace the existing side facing staircase and WC windows with stained glass, making them obscure. This would improve the privacy of both No. 21 and No. 23 (see Fig. 06 for photographs of the existing side windows and Fig. 07 for the proposed stained-glass design).

The rear extension has been designed with consideration to No.25 and their right to light. The eaves have been designed as low as practical so that the proposed extension does not breach a 45-degree angle, taken from the centre of the neighbouring bay window (See Fig. 02).

This extension is also designed with a double gable which slopes away from the neighbouring boundaries to minimise any visual impact of the extension on the neighbours.

The orientation of the rear elevation is Southeast facing so it benefits from direct sunlight most of the day, which would further mitigate any impact.

The proposals would not create over-looking to the neighbouring houses or gardens and will not stretch out as deep as current raised terrace which would further reduce the risk of overlooking and not impact on the privacy of No.25. There is a narrow 1.2m elevated walkway proposed to facilitate transition from the new extension to the existing lower level of the garden to the rear. The main terrace would be at the lower garden level and not raised. Stepped relationships are common along South Road due to the characteristic of the steeply sloping road. See Fig. 03 for photograph of the existing, deeper raised terrace area.

The proposals would not result in any additional bedrooms, and approximately 200sqm amenity space would be retained to the rear of the dwelling which would be sufficient for existing and future occupiers.

- **Sustainability**

The proposals would include an electric point to enable a charging point for an electric vehicle which would provide provision for the future.

All windows to the property would be upgraded to double glazed, timber frame heritage style window. This would not only enhance the character of the property but would improve the heat loss as these windows would comply with current building regulations.

The proposals also include an air source Heat pump, discretely located along the kitchen flank wall, over a metre from any boundary. This cannot be seen from the street.

Fig. 02 (not to scale)

Rear Elevation as Proposed which does not breach the 45 -degree angle

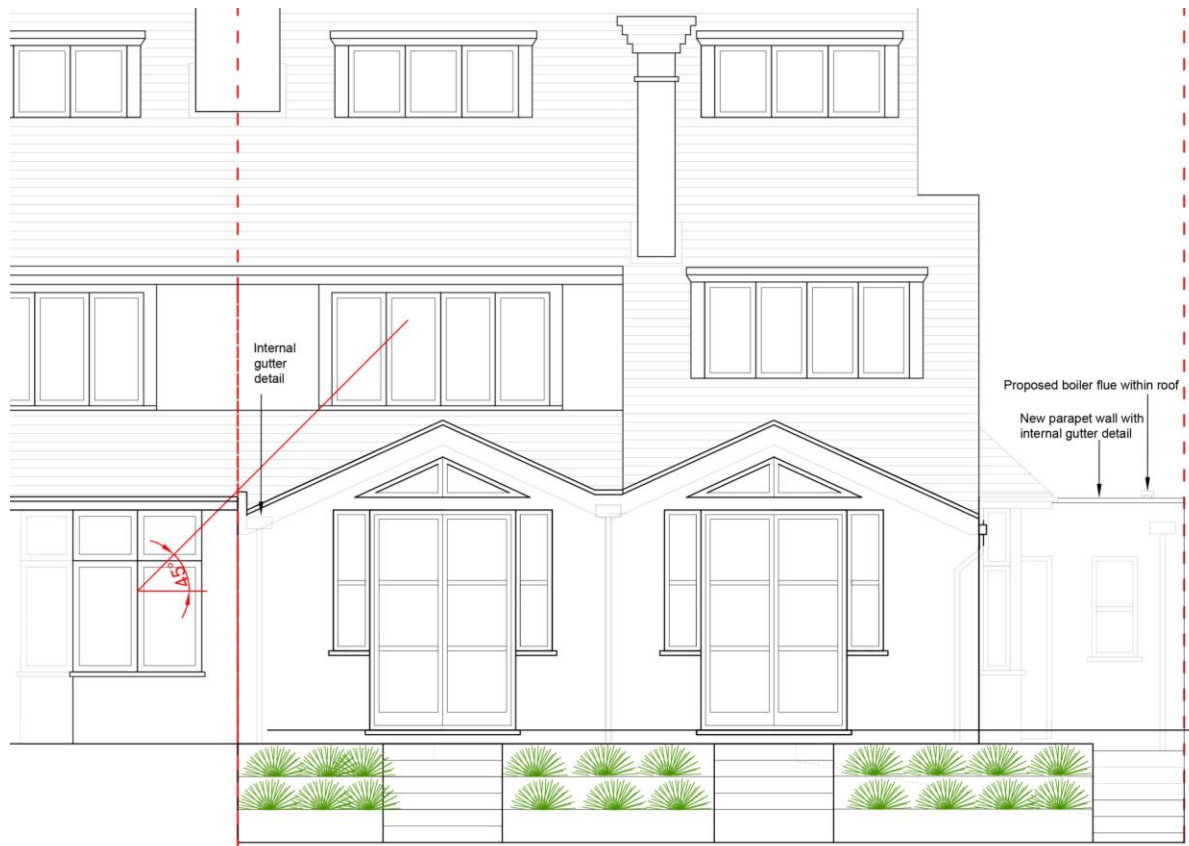


Fig. 03

View of 23 South Road from the garden. Showing the existing raised area of the garden which would be reduced in depth.





Fig. 04

View of the application site from South Road, showing the existing flat roof garage which would be replaced with an extension that replicates the appearance of garage doors and maintains the flat roof design



Fig. 05

View of existing flat roof garage which would be replaced with an extension that replicates the appearance of garage doors and maintains the flat roof design



Fig. 06

View of the side elevation facing 21 South Road. The existing side windows are a combination of clear and obscure glass. The proposals would change these to stained glass windows which would be obscure to improve overlooking for both No.21 and No. 23.

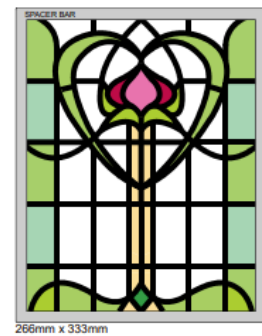
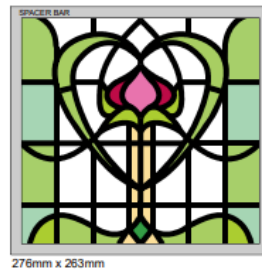
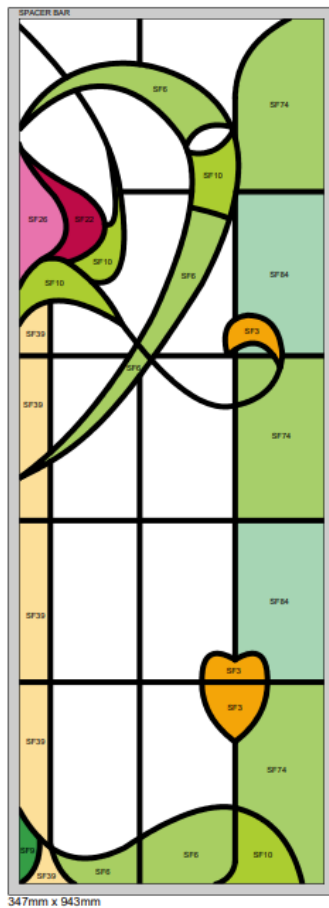
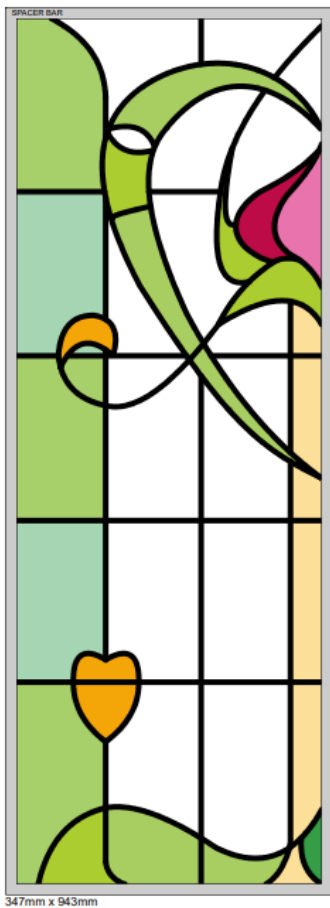


Fig. 07

Proposed design for the side facing and WC windows

03. ACCESS / PARKING

The site is accessed via South Road which is a public highway.

The proposals do not alter the pedestrian or vehicular access arrangements to the site. The front door to the front elevation remains unchanged and the secondary side access to the rear of the property currently via the garage, would be maintained with the side extension.

There is currently off-street parking provision for 2 cars. The existing garage does not accommodate the proportions of a modern-day car and is suitable only for storage. The replacement of this garage would not remove any parking spaces to the property.

The proposals do not add any bedrooms and would not remove any parking provision so the off-street parking provision and requirement would remain unaffected.

04 CONCLUSION

The application site has not been previously extended and requires modernisation. The existing WC on the ground floor has been fitted in a cupboard, with no space for a basin. The conversion of the garage would create space for a utility and WC with shower, ancillary to the kitchen area and to modern day standards.

The proposed rear extension would create a kitchen extension within a modern, open plan footprint with connected living and dining space.

Through carefully considered design, we have created a double gable extension which considers the neighbouring properties and their right to light and privacy.

By maintaining the appearance of the garage doors and not changing the front elevation of the house, this would ensure the dwelling remains in keeping with number 25, as well as the general street scene.

Consideration has been given to No. 21 through the window alteration to obscure stained glass and the nature of the side extension which replicates the existing garage.

The proposed extensions are modest for a plot of this size and would replicate in design and materiality, the existing dwelling. This would also allow the applicants to upgrade much of the thermal properties of the house, conserving energy and creating a family home that meets modern day living standards. There are also many precedents set for single storey, side and rear extensions along South Road and the proposed design incorporates rough cast render and tile to blend in with the style of the house.

The addition of an air source heat pump, discretely located at low level away from the front elevation, would future proof the energy requirements of the property. This would be located discretely on the side elevation so that this would not be visible from the road.

The original second floor does not have a bathroom. The proposals create a rear dormer which matches the existing dormers in size and design and would create that space to have the much-needed bathroom on this level. The proportions, design and finish would match the existing dormers and blend into the existing roof space.

The replacement of all the windows from uPVC in some places, to timber framed will enhance the character of the property. The side facing windows would also be changed to stained glass, to improve the privacy of the occupants and the adjacent neighbours.

These proposals look to extend and upgrade the existing house to better meet present day living standards, whilst enhancing the character of the property through considered design and materiality. We ask you to consider these enhancements to the dwelling and to the wider conservation area.