



HERSTMERE BOROUGH COUNCIL



DESIGN STATEMENT

(Proposed general refurbishment and loft conversion including addition of 3 rear dormer for the purpose of addition of an extra work space to an existing interior design office at Sinclair interiors building)



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## 1. INTRODUCTION

1.1 This report consists of the Design Statement describing the rationale for the proposal to convert the existing Sinclair interior building, a building housing the interior design bureau that operates on 2 floors with more than adequate floor to ceiling heights to a 3 floor building thereby creating additional work station for the design bureau, thus making accommodation for future expansion.

The Sinclair interiors building is located at Baker house, The close, Potters Bar, EN6 2HY. The statement supports the proposal's planning application accordingly.

.2 The Sinclair interiors building is a detached building located at the back of the parade of shops on Darkes Lane that includes nos 31,35,37 Darkes lane amongst others. Access to the property is both from the service road at the rear of the parade of shops and from the alley way beside the shop at the end of the terrace.

The property is located in the Potters Bar Town Centre where there is a mix of uses within Class E planning use class with residential dwellings above. Further along Darkes Lane is Potters Bar Train Station, the Wyllyotts Centre and a number of bus stops. There is restricted parking in Darkes Lane and the surrounding streets. (Figures 1 & 2).

1.3 All information should be read in conjunction with other supporting documents submitted with this application.

1.4 Below listed are the mandatory documents accompanying this Statement. They have been prepared and submitted to assess, illustrate and demonstrate the design components and to show that all features and characteristics of the site have been thoroughly examined.

- ENV/PMP 0001
- ENV/PMP 0101
- ENV/PMP 0102
- ENV/PMP 0103
- ENV/PMP 0201
- ENV/PMP 0202
- ENV/PMP 0203

1.5 This Statement also describes how the proposal relates to the immediate context and constraints of the application site.



## 2. SITE ANALYSIS

2.1 The application site is the building housing the Sinclair interiors, it is a detached building located at the back of the parade of shops on Darkes Lane that includes nos 31,35,37 Darkes lane amongst others. The habitable space within the building spreads over two floors, that is, the ground and first floors.

The total floor area of the ground floor is 68.70m<sup>2</sup> with a floor to ceiling height of 2.96m , the total floor area of the first floor is 38.11m<sup>2</sup> with a floor to ceiling height of 2.85m while the roof has a depth of 1.75m. All these make it possible to reconfigure the building so as to create an additional floor level.

2.2 It is not located in Conservation Area and the building is not listed.

2.3 The application site is detached 2 storey building at the back of a parade of shops on Darkes lane.

2.4 The existing building is of traditional construction, with render all round, tiled pitched roofs and white uPVC windows and doors.

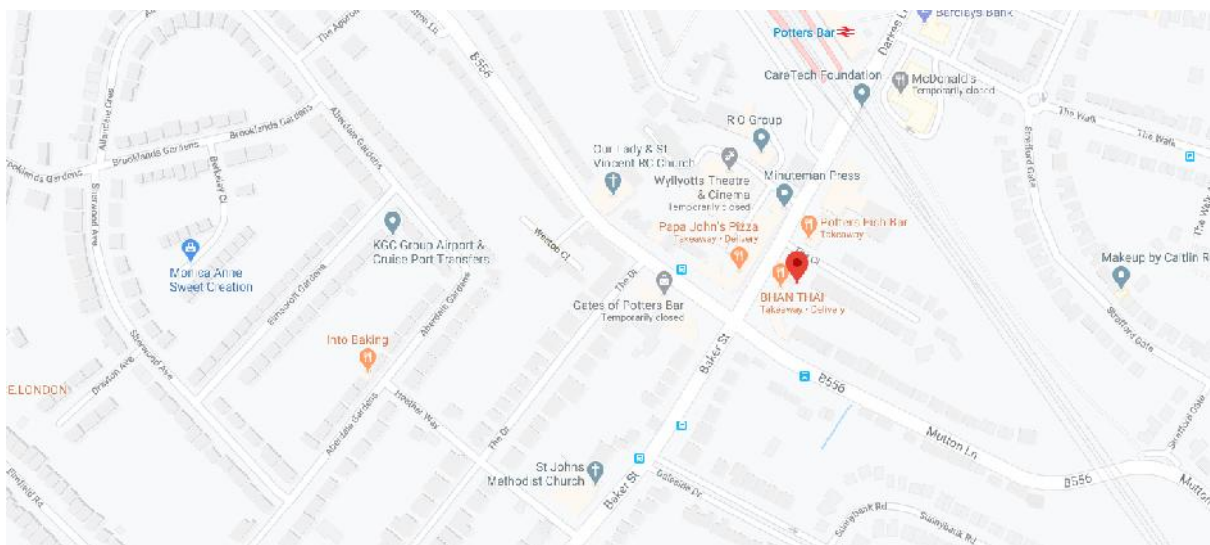


Figure 1 - Site Location within the Hertsmere Borough Council - Courtesy of Google Maps



**SINCLAIR INTERIORS**

Figure 2 - Site Location within the Hertsmere Borough Council - Courtesy of Google Maps

### 3. DESIGN PROCESS COMPONENTS

3.1 The design proposes the conversion of the roof space and adding the converted roof space to the existing ground and first floors so as to span the function of the building over three floors.

3.2 The conversion is facilitated by removing the existing stairs and creating a well defined entrance hall that now houses the new stair to the first floor thus creating a new future for the building frontage just similar to stairs that are typical futures of most of the building on the parade.

The proposal also take advantage of the floor to ceiling heights on the first and second floors by reducing the floor to ceiling heights and adding this retrieved storey height to that gained by converting the roof space so as to create the third floor space. Additional 3 nos rear dormers and roof lights are also added to make the third floor space spacious and provide adequate daylight. The flat roof at the front is now changed to a lean to roof with roof tiles similar to those on the main building as well as the additional rooflights provided for adequate daylighting. As a result of changes made to the finished floor levels, the existing windows on the first floor (front and side ) are dropped lower while those high level windows at the rear are totally removed in order to make the sill height and soffit of the window lintel to match the standard stipulated by regualtions. The kichen sink close to the toilet is relocated to the





existing stair position in order to give room more seeming more hygenic environment and promote wellbeing of the office users.



Stair leading to the first floor at the rear of 11 The Broadway, Darkes lane, Potters bar EN6 2HX



A covered stair leading to the first floor at the rear of 29 The Broadway, Darkes lane, Potters bar EN6 2HX

3.3 Layouts employ generous proportions and use of formal/informal spaces and combine them with adaptable rooms suited to modern work environment..

3.4 The proposal has been formulated to provide well-thought, modern internal habitable spaces and appropriate amenities for circulation and comfort for the occupants.



#### 4. SUSTAINABLE MEASURES

4.1 The proposal has been driven by strong principles of environmental and sustainable design. The systems used are numerous, integral and across all levels of the design. Some examples of actions taken to respond to and utilize climate and to maximize the sustainability of the project are as follows:

- The resulting spaces will have adequate natural light and the appropriate visual links with the outside world are safeguarded.
- Thermal insulation to walls and floors would exceed current building regulations standards.
- All hot water pipes would be lagged.
- Fitting thermostatic valves to radiators and avoiding heating empty spaces.
- Use of materials that require low energy for manufacture.
- Use of local and recycled building materials where available to minimize the energy used in transportation.
- Use of timber from certified sustainable sources, such as those accredited with the Forest Stewardship Council (FSC) trademark.
- Use of energy efficient appliances, especially white goods such as fridges and lighting.
- Maximize sound insulation

#### 5. ACCESS AND TRANSPORT

5.1 The property is less than 0.1km from Potters Bar Train Station, served by Great Northern and [Thameslink](#) with Regular services Welwyn Garden City, Moorgate, Cambridge and London Kings Cross.

5.2 Several bus routes serve the area: these are 313,242, 305, 84,PB1and 398 among others





### Parking

The proposal would result in a building with three floors. It is of note that there is restricted parking within Darkes Lane and the surrounding roads the service road at the front is unavailable as there is parking space. Due to its location behind the shopping centre and its very accessible location within the Potters Bar Town Centre and to the Train Station and bus stops in short proximity. The proposal provides for a lockable cycle storage beside the building rather than car parking space.

### Waste and recycling

The existing waste collection and recycling facilities will be used as because the occupant or end user is the current user with an already established waste management system..

## 6. CONCLUSIONS

6.1 The proposed scheme is therefore compliant with sustainable development. It will provide a high level of comfort and give quality of life for the users of the office building..

6.2 The proposed building will respect the character of the area and it would have no detrimental impact on the residential amenities of the neighbouring properties.

6.3 Pertaining to the above and the attached documents, it is hence considered that this proposed development does conform to the relevant council policies.

6.4 It is therefore concluded that the proposed is acceptable and presents no foreseeable harm.