Design and Access Statement

Property Address - 11 Fernhills, Hunton Bridge, Kings Langley, WD4 8PT

Date - 7th October 2019 - Revised 12th Jan 2024

Existing Property

The property, a detached private dwelling house, is a 3 bedroom traditionally built 2 storey dormer style bungalow with brick walls and tiled roof

Client Brief

The client wished to extend the kitchen to provide a bright airy dining kitchen and add an additional bedroom above the garage and adding a play/dressing area to bedroom 2

Design Overview

To complement the existing property Additional Area Provided Approximately 40m2 Materials The external walls, windows and roof tiles are all to match the existing

Access - General

Access is to be unchanged Internal Access

Access to the new areas are through existing corridor spaces and shall adhere to all necessary regulations

Parking Space

There is sufficient space to provide off road parking for up to 3 vehicles

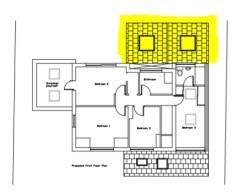
Retrospective Planning Application - 5th Feb 2024

Over the next few paragraphs, we will look to show and explain the reasoning behind the differences, demonstrate no adverse impact to neighbours and answer the questions raised in 21/0045/COMP.

Single storey rear extension

The builder used the approved layout drawings FER/002a/PA for structural calculations, site layout, and construction of the rear extension. As can be seen below the approved layout drawings FER/002a/PA pictured shows a gabled roof and 2 skylights, which is as built.

Due to COVID and my wife working front-line in a hospital we strictly adhered to our bubble and had limited communications with our builder. To this end when the roof was built and the question was raised it was noted works had been done to the approved layout plans.



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The aim of the pictures below is to show that there is a limited view of the gable end from the rear neighbours, the gable end also echo's the gable ends of the houses to the rear albeit #11 extension is much lower. The gable end creates no additional overlooking, something which a hipped roof with skylight facing the rear would do. Being stepped down from #12 Fernhills and below the house roof line it is believe it will not affect light nor view for the houses behind or neighbouring. External views are obscured on both rear and side aspects by mature shrubs, large trees and fencing.

Note - Pictures are during winter, rear views are further obscured during spring, summer and autumn due to deciduous trees with TPIs.



Roof view of Gable end by Main Bathroom.



Looking back from lower garden



Looking back from gazebo to #12 Fernhills







Images from Google Maps show the mature shrubs and trees act to neighbours be that visual or light.



In our opinion

• Houses to the rear (Hunton Close #9 and #10) – views of the Gabel end from the rear are limited, the houses are stepped back and down and have mature shrubs, large trees, fences and a gazebo

between their gardens, our garden and the gable end.

- Number 12 Fernhills mature shrubs and fence obscure views from the ground floor.
- The lower level of the gable roof and the raised nature of #12 ensures that views from upper windows in #12 are over the gable end roof, hence aren't impacted. There is a slightly reduced view of #11Fernhills rear garden.
- The gable end offers no additional overlooking or shadowing of #9 Hunton Close.
- The gable mirrors the architecture of the houses to the rear and in the surrounding area.
- A hipped roof as opposed to a gable end would provide no improvement of view nor overlooking save for a view of roof tiles as opposed to house bricks.

Form of the front extension - "Porch"

Old

During construction it was observed that a house of the same build had a gable over the front door. This was seen as an improvement to the original design, it frames the door and improves the aesthetics of the front of the house giving it much more character.

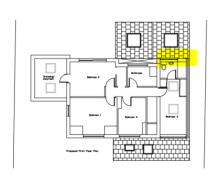
New

The porch was built around the previous porch, is below the upstairs window line and set back from the property boundary. Due to the stepped back nature of the property, its location to neighbours and the distance from the boundary line the revised roof line doesn't appear to cause impact neighbours' views or cause an obstruction.



Rear dormers larger than approved – New Dormer

Only the rear dormer on the new extension was built, as highlighted as per FER/002a/PA (below)



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The new rear dormer was built as part of the extension to match the size, hight and look of the original/current rear bathroom dormer.

The new dormer was always intended to be the full width of the new extension to allow for a shower cubical and so as to approximately match the size and look of the main bathroom dormer next to it (see pic below).

The new Dormer is wider than in the previous submitted plans as the original Dormer was not sized correctly this was an error. The plans should have showed the window as per retrospective plans submitted.

Main Bathroom





Original Dormer Size

The original dormers had issues with water ingress under the window sill, roof leaks and damaged cladding due to age. This was exasperated by the building works, hence as a separate project the cladding and roofing was replaced on each dormer, insulation was added along with new windows and facia. While there may be some differences in cladding thickness or roof pitch there is no difference to the internal sizing of the original dormers.

Its worth noting the dormers may look bigger due to the addition of lead works below the windows in line with building regs and the addition of guttering. However they actually have smaller windows due to the need to raise the window above the roof tile line. Windows do have slimmer UPVC edges and different openings, giving the appearance of a larger opening. Below one can compare the difference between the old and new Dormer facia and on the internal pictures it can be seen that the only difference is the hight of the windowsill.

Original Dormer Main Bathroom - Old Window



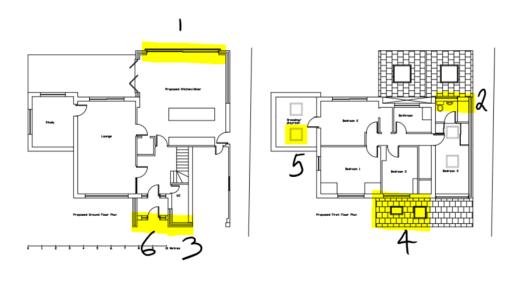


Original Dormer Main Bathroom - New Window



Discrepancies in Fenestration

- 1. The Large Sliding door was removed and replace by two windows due to the following
 - a. During COVID our builder was unable to price for the specialist works required for the Juliet balcony.
 - b. Costs and availability of materials
 - c. Usability of the space.
 - d. Alleviate concerns about being overlooked and/or overlooking.
- 2. The new Dormer was always interned to be full width to allow for a shower unit, during the build due to building regs the windowsill needed to be raised to allow for flashing, with the high of the dormer fixed to match the others this meant a lower hight to the window. It was felt a triple casement would look less crowded and allow more light as opposed to the double casement with top opener. The main bathroom then mirrored this look. Worth noting the windows to both bathrooms are frosted allaying any concerns raised about additional overlooking to the rear.
- 3. Downstairs bathroom window, with the removal of the skylight (4) the bathroom window was made squarer to allow more light again this is frosted for privacy.
- 4. Downstairs bathroom roof Velux this was removed due to space constraints and the wish to fit bathroom ventilation in the roof rather than the wall.
- 5. Roof Velux window to the front aspect of the play room removed due to cost and concerns about being overlooked/overlooking.
- 6. Porch Door was moved in line with outer wall as part of the revised roof design. this was to allow more space in the porch area making it more user friendly.



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The Submitted plans have been updated showing the "as is" Fenestration and build.