

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

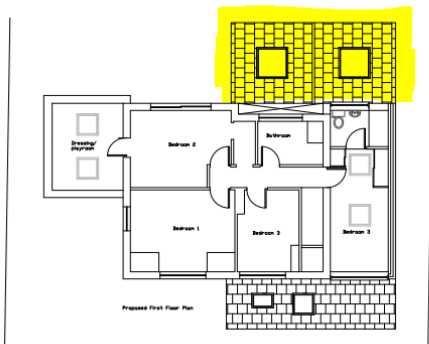
Retrospective Planning Application – 5th Feb 2024

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.



Project: 11 Fernhills, Hutton Bridge, Stone, Lancashire
 Drawing Title: Proposed Floor Plans
 Scale: 1:100 @ A3
 Date: 03/04/2019
 Drawing no.: FER/002a/PA
 Drawn by: [Name]
 Checked by: [Name]
 Project Manager: [Name]
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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 new ensuite



Roof view of Gable end by Main Bathroom.

Main Bedroom looking out



Looking back from lower garden

Looking back to main bathroom



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



Original Dormer Size



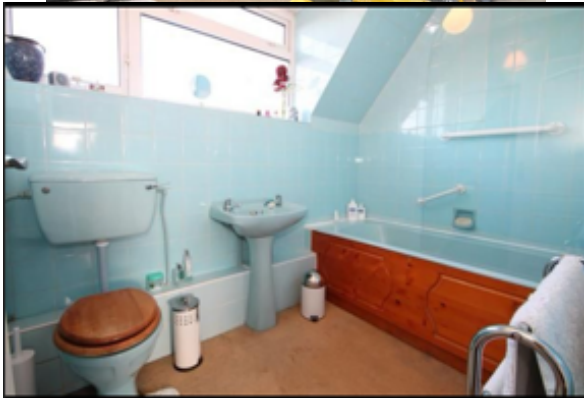
The original dormers had issues with water ingress under the window sill, roof leaks and damaged cladding due to age. This was exasperated by the building works, hence as a separate project the cladding and roofing was replaced on each dormer, insulation was added along with new windows and fascia. While 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 fascia 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

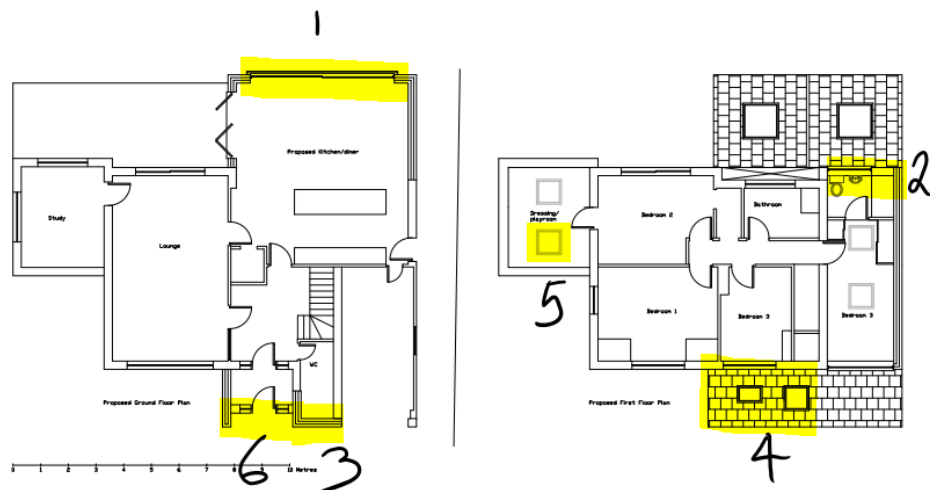


Original Dormer Main Bathroom – New Window



Discrepancies in Fenestration

1. The Large Sliding door was removed and replaced 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 intended 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 height 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.



Project	11 Farnhills, Hunton Bridge King's Langley
Drawing Title	Proposed Floor Plans
Issue Status	Planning Application
Scale	1:100@A3
Date	03 Oct 2019
Drawing no.	FER_002a/PA
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The Submitted plans have been updated showing the “as is” Fenestration and build.