

# ARTHUR J. FERRYMAN & ASSOCIATES

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## DESIGN STATEMENT

7 Heath Farm Court  
Watford  
WD17 3TT

Proposed single storey rear extension, front porch extension and loft conversion.

Existing: The property is an owner occupied end of terrace dwelling, extended to the side in 2010 to create a four bedroom family house. Unlike the rest of the terrace it has front and rear gables with slopes pitching down to the sides. The side extension is a narrow addition which infills a space between the main house and the adjacent single storey garage block. The first of these garages belongs to the house owner. Unusually the properties are all on long leasehold ownership and with rights of access over the front garden areas and private access road.

The house is located in the Grove Mill Conservation Area.



Front elevation



Side/rear elevation



Aerial view

Proposed: All materials will be to match the existing house, with painted brickwork walls, and plain tiled roofs, reusing the existing tiling where possible. Roof heights will all be kept to a minimum to ensure that the additions are kept in proportion to the original, not overly dominating, and in keeping with the terrace.

Front porch extension: To the front is proposed a modest porch area with a pitched and tiled roof over of a similar style to neighbouring properties in the terrace. The freeholder of the land has been made aware and an agreement sought to build onto the freehold land, as has been agreed for the other porch extensions shown in the aerial view and below:





Neighbouring properties with similar porch/front extensions

Rear extension: This has been limited to 3m deep to minimise the impact on the neighbouring property, and will replace an existing conservatory with lean to store behind which currently extends over 4.5m deep. As such the extension will be a marked improvement on the aesthetics of the current building and a significant improvement for the attached neighbour.



Current conservatory and lean to store

The roof over the proposed rear extension is to be kept to a minimum height to sit just above the window at the rear, and with a shallow pitch over to keep below the first floor window height and again minimise the impact on the neighbours.

Loft conversion: The existing house has a rather unusual roof shape which is unlike the rest of the terrace having gables to the front and rear, with an oddly double gabled roof over the previous right side extension. It is therefore proposed to replace the extension roof with a gable end similar to the front and rear of the main roof, and similar to the rest of the terraced houses which all have gable ends to the sides (visible where they step down/forwards at the junction with each neighbour). This will then continue the more common roof pattern and as there are no further houses to the right side (only a row of garages) the roof addition will not impact on neighbours, or spoil the openness/rural character of the space to the side of the house, with mature trees lining the side boundary and visible over the garages.

The addition of the side gable will make the loft conversion possible however, as without it the roof only allows a narrow corridor of space that one can stand up in. As the existing roof is quite modest in height, the new roof will extend up to close to the main ridge height, with ridge tiles concealing a small lead covered crown that will not be visible from any angle.

As can be seen on the application drawings, the space gained in the roof will be very modest and with a ceiling height just reaching the minimum requirement. The new bedroom space will however, be a marked improvement on the current format with its strangely narrow bedroom extension of less than 1.5m wide which does not provide a very practical space for the owners. As a consequence of the required stair position etc, the loft conversion would not create an additional bedroom but a more practical replacement bedroom for the one lost at first floor level.

The owners are keen to gain a positive outcome on the first application in order to progress works, and so would welcome any feedback or the opportunity to make modest alterations to the scheme to improve the appearance and the chance of approval.