

# fineline

## Design & Access Statement

Goodhope,  
Halls Lane,  
Waltham St Lawrence,  
RG10 0JB

January 2024



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# 1.0 Introduction

This statement has been prepared in support of the householder planning application for the replacement rear extension alongside a garage conversion at Goodhope, Halls Lane, Waltham St Lawrence, RG10 OJB.

This statement sets out the development process that has led to the current proposals, and the rationale behind the scheme.

Goodhope is a two storey detached property located on Halls Lane in Waltham St Lawrence, previously known as Treefellers. The property is set back from the lane with a timber gate and gravel driveway. The garden extends primarily to the east, wrapping around the house on three sides.

The material palette of the existing property consists of white painted brickwork, facing brickwork, upvc windows and brown roof tiles. The plot is approximately 0.15 hectares and is located within the Waltham St Lawrence Conservation Area and Green Belt. The property is located in Flood Zone 1 with low flood risk.

The brief for the project was to address the existing ground floor provision which is inefficient in its layout. An open plan family and social space is desired by the clients with an improved connection to the garden. Minor internal alterations are proposed at first floor level to improve the existing layout.



Fig. 01 Location Plan (NTS)

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## 2.0 Brief & Proposal

The current owners purchased the property for this to become their long term family home. The intention for the proposals is to rationalise the rear of the property to provide the desired accommodation for the owners, whilst updating and improving the appearance of the existing property.

The brief was to alter the property to provide a layout suited to modern family life with a kitchen, living & dining space overlooking the garden, alongside requirements such as an enlarged Utility Room & Boot Room. The existing conservatory and adjacent dining area are not thermally efficient and render a portion of the footprint unusable for a majority of the year, which needs to be addressed.

This proposal has several elements within the overall design which, in combination, deliver the requirements of the brief and a sympathetic, high quality, subservient design. No elements of the proposal are visible from the street.

The existing single storey rear extension has been constructed poorly and this volume, alongside the existing conservatory volume are proposed to be combined with the addition of a small infill extension. The combination of these two projections will allow for an improved use of space, with increased thermal efficiency with the additional insulation proposed. The rationalisation of this rear elevation will be a significant improvement on the aesthetics of the property.



Fig. 02 View of the front of the property (Estate Agent Image)



Fig. 03 View of the rear of the property

## 2.1 Planning Policy

The proposed extension area is 14m<sup>2</sup>, to infill between the conservatory and rear extension volumes. Taking into consideration that the property has been extended in previous years, this proposal is very small in scale and is intended to rationalise the rear elevation. This would result in a 5% increase on the total house footprint.

Although the property is within the Green Belt and Waltham St Lawrence Conservation Area, the property still retains permitted development rights. Therefore, a 4m rear extension could be applied for under Class A Permitted Development to the original house or 8m under Prior Approval. This would result in a far larger extension than currently being applied for.

The siting, scale and bulk of the proposed extension are relatively minor and would not be visible from the streetscene. The proposals would have no impact on the openness of the Green Belt and would be classed as appropriate development.

As the works proposed are not visible from the street, this would not have any impact on the Conservation Area. Facing brickwork and clay roof tiles have been specified to match the existing dwelling, using local and traditional materials within the scheme.

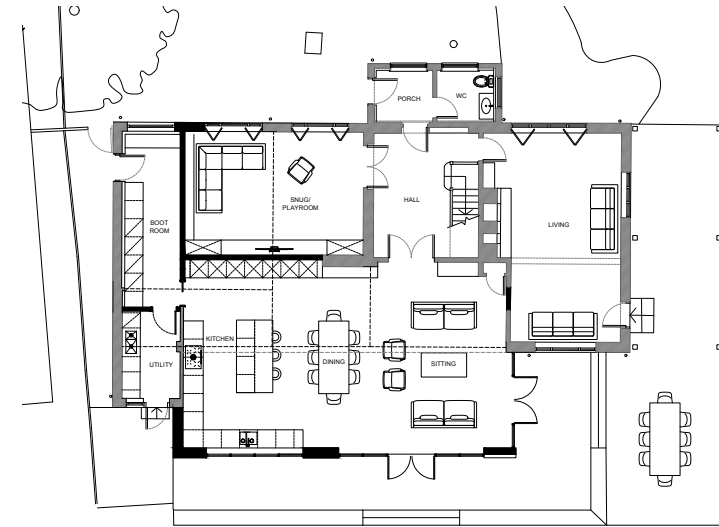


Fig. 04 Proposed Ground Floor Plan (NTS)

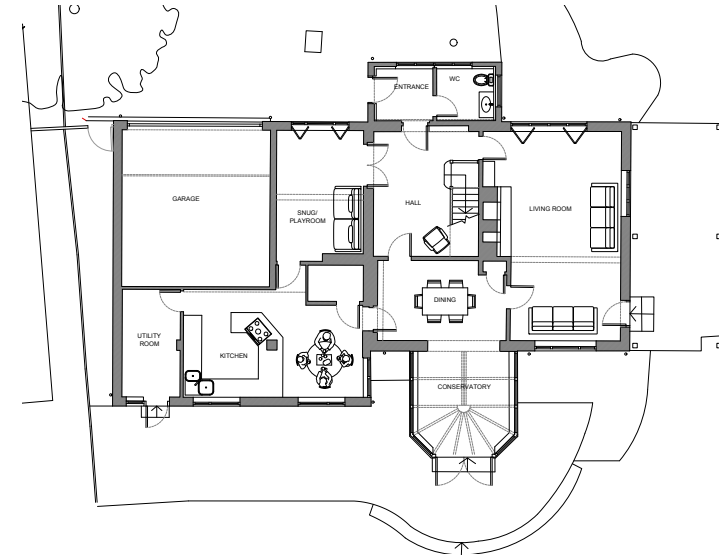


Fig. 05 Existing Ground Floor Plan (NTS)

## 2.2 Form & Scale

The street elevation will remain unchanged. The rear of the property is proposed to have a single storey extension infilling between the line of the existing conservatory and dining space, along with the rebuilding of the conservatory to create a single seamless form. The design of the proposed single storey extension is simple in massing, with the two rear social spaces contained within a vaulted shallow pitched roof.

The proposal provides a similar level of glazing to the existing conservatory, but within an improved insulated shell. This results in a space that will be greatly improved in its usability for the family as their long term home. Aluminium crittall glazing is proposed to create a feature within the space, whilst also providing high thermal efficiency.

A tiled roof wraps seamlessly around the rationalised rear extension, adding a softness to the form and tying in with the existing brown roof tiles on the existing property.



Fig. 06 Proposed Rear Elevation (NTS)



Fig. 07 Proposed Side Elevation (NTS)

## 2.3 Sustainability

The alterations to the property will provide an opportunity to upgrade the existing insulation provision using high performance insulation.

The new extension construction will be insulated to a high level to reduce heat loss. New windows will be double glazed and will have improved u-values. The glazing proposed will reduce the duration for which artificial lighting is required during the day by maximising the natural daylight available. All habitable rooms have access to natural daylight.

## 3.0 Summary

Careful consideration has been made during the design development of this scheme to provide a high quality proposal which sits sympathetically alongside, and is complementary to, the existing house whilst respecting the neighbouring properties, the Conservation Area and Green Belt.