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DESIGN AND ACCESS STATEMENT

SINGLE STOREY REAR EXTENSION

At

3 CHERRY CROFT, CROXLEY GREEN, RICKMANSWORTH, HERTS. WD3 3AL



Introduction

Background

This statement contains information in support of a planning application submitted to Three Rivers District Council. It is intended to provide information to the Council and its consultees in their consideration of the application.

The planning application proposes the construction of a two-storey rear extension. This document should be read in conjunction with the H Plans Limited planning application drawing numbers 23 / 0728 / 01 to 04 and 07 & 08 and site photographs.

The Application Site

Location:

3 Cherry Croft is located on the East side of Dickinson Square, which lies within the defined conservation area designated in 1994. As the property is set in the defined Conservation Area, a design and access statement is thus required. The houses along Cherry Croft were built circa 2001/2002, which comprised of eight properties of a similar construction.

The host building has had no work carried out on it since it was built.

The owners now wish to maximise the living and working space by building a new single-storey rear extension.

Building and uses:

The application site is a residential end-of-terrace, 3-bedroom, single family, dwelling. It lies on a street with other similar properties. The construction of the house is made up of a mixture of metric yellow facing brick and red brick coursing 225mm above the ground level, at first floor level and make up the arches over most of the external windows and doors. The main roof is pitched at 35 degrees with the front projecting gable roof pitched at 45 degrees. Spanish natural slates have been used for the roof covering with decorative clay ridge tiles. Internally, the roof is supported by preformed truss rafters.

Photographs are provided under drawing reference number 23 / 0728 / Photos

Vehicular / Pedestrian Access and Right of Way:

There is a thin pavement along Cherry Croft and access to the property is via a small-paved ramp up to the front entrance door. The drive to the side of the property has enough space for one car but there are other parking bays in the road for visitors to use.

The topography of the site within the curtilage is considered to be relatively flat.

Trees and Vegetation:

The site has no significant tree planting. The garden lawn to the rear is grass and there is a low-level planting area to the front between the road and the thin footpath. The application seeks no replacement or alteration to the current existing provision.

Drainage:

A site visit was carried out to assess the local drains. It was concluded that, given the size of the property and rear garden, the surface water and the foul water drains were on a separate system and shall be kept this way.

As part of the future Building Regulations submission, any new drainage will be connected to existing. No existing manhole will be affected by the proposals.

According to the current Environment Agency information, the area is not considered to be within a flood risk zone area.

The Application Proposal

Background:

This proposal is for a single-storey lean-to pitched roof, rear extension with slate covering and two conservation type roof lights.

Design Principles:

The proposed extension will be built with materials to match existing, which will include the red brick coursings and the yellow bricks as existing. The three new walls to the extension will be built with brick outer skin, 100mm cavity with 90mm Kingspan K104 insulation and lightweight block inner skin.

The roof needs to be a minimum angle of 15 degrees and will be covered with Spanish natural slates to match existing.

The existing windows are white timber sash windows with vertical Georgian bars, and doors are also timber with horizontal Georgian bars.

It is the intention to have the new sidelights and French doors be white UPVC and the existing French doors and sidelights also due to be replaced with white UPVC frames. All the rear sidelights and doors cannot be viewed from the road. The new UPVC doors and sidelights are to resemble the remaining windows and doors to the front and side of the property.

In the appendix on the last page, there is an example of a property that has had replacement windows with the same style as what my client would like and they are white UPVC sash windows with Georgian bars.

The owners are presently having to use the existing small dining area for both eating and working. The idea is to create a further area on the ground floor to create more space.

There are to be no increase in the number of bedrooms in this property.

Daylight/Sunlight Assessment:

There are to be no new windows or doors proposed that over-look adjoining properties. Even though the projection of the rear extension will be passed the neighbouring property, it will not be detrimental to light to next door's property. The size of the extension remains sympathetic to the remaining garden space and the roof will not project beyond the boundary line.

Landscaping:

The proposals do not change the existing landscaping at the rear of the property, bar a small patio area at the same level as existing. There are no plans to have a raised patio which may have an overlooking issue. All existing plants and shrubs shall remain, however, to the rear, there will be new soft planting and relaying of new grass where needed.

Vehicular Access, Car Parking, Refuse and Waste Storage Facilities:

There will be no change to the current car parking arrangements or an increase in car parking spaces as there will be no extra bedrooms created.

Accessibility:

There already exists a ramp and level access to the front door.

Drainage:

The surface water drainage will discharge to an existing system.

Summary and Conclusion

The design of the extension does not detract from the character of the property and will have no impact on the surrounding properties. The new extension has been prepared with consideration to the original property. The host building once completed also accords with local and national planning policy, guidance and statements.

Mike Holdbrook

For H Plans Ltd. 29/02/2024

