

Design and Access Statement

CLOISTERS, HALF ACRES
MUNKS WALK
BISHOPS STORTFORD
CM23 2QP

GARAGE CONVERSION WITH
ERECTION OF 1.5 STOREY REAR EXTENSION

Prepared by:



On behalf of:

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CLOISTERS, HALF ACRES
MUNKS WALK
BISHOPS STORTFORD
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Drawings in support:

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| Drawings no: 0383B-0020-P | Existing & Proposed Location Plan |
| Drawings no: 0383B-0021-P | Proposed Block Plan |
| Drawings no: 0383B-0100-P | Existing Ground Floor Plan |
| Drawings no: 0383B-0101-P | Existing Roof Plan |
| Drawings no: 0383B-0200-P | Existing Front and Rear Elevations |
| Drawings no: 0383B-0201-P | Existing Side Elevations |
| Drawings no: 0383B-1000-P | Proposed Ground Floor Plan |
| Drawings no: 0383B-1001-P | Proposed Roof Plan |
| Drawings no: 0383B-2000-P1 | Proposed Front and Rear Elevations |
| Drawings no: 0383B-2001-P1 | Proposed Side Elevations |



Existing aerial. Courtesy of Google Maps

1.0 Introduction, Site and Context

This Design and Access Statement is submitted in support of a Householder Planning Application and Conservation Area Consent for the conversion of the existing garage with the erection of a 1.5 storey rear extension to the garage. Cloisters at Munks Walk is located within the Bishops Stortford Conservation Area and is not a listed building.

The site is located on a private cul-de-sac in Bishops Stortford in a setting of predominantly detached and semi-detached properties of generous proportions. Most of the dwellings benefit from deep rear and front gardens with mature trees. The site is bordered to three sides by gardens and separated by a tall brick wall to Half Acres. The plot itself is on a generally flat terrain, however, there is an upwards incline to the north and west siting the dwelling between 2ft – 3ft lower than the neighbouring dwellings. The south elevation of the existing garage is facing the private lane allowing access for ‘Cloisters’ and ‘Priory’ only.

The current dwelling ‘Cloisters’ and the neighbouring ‘Priory’ are identical bungalows constructed on infill plots in the early 1990’s, well set back from the highway and concealed behind the brick wall on Half Acres and mature trees to the westerly and north westerly boundaries.

Site Planning History -

Application Ref: 3/23/1307/HH

Proposal: Demolition of conservatory with erection of single storey rear extension.

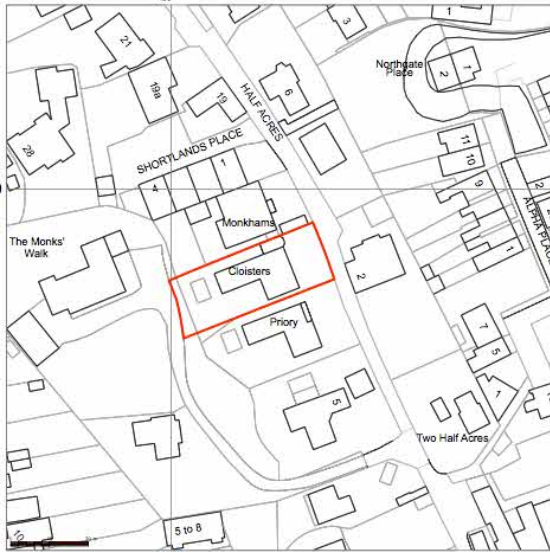
Decision: Grant Planning Permission

Date: 30th August 2023.

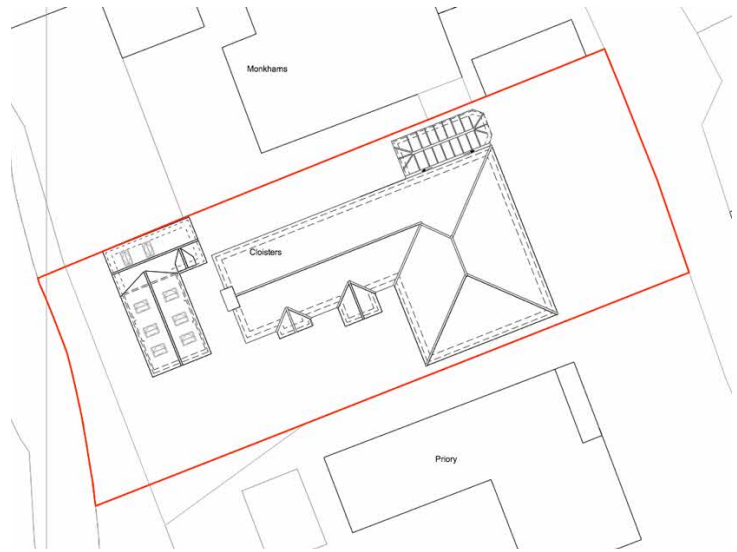
The objective is to convert the existing detached garage into a “granny annexe” with a 1.5 storey rear extension to the garage. It is intended for the annexe to be occupied by the elderly relative of the applicants who currently resides in the neighbouring bungalow ‘Priory’ at Monks Walk. The new accommodation will provide a certain degree of independence for the elderly relative and would remain part of the same planning unit with the main house remaining in single family occupation. The annexe will be ancillary to the main house with shared gardens and shared use of some facilities such as washing.

The proposed addition of the 1.5 storey rear extension is considered to be one that would not cause material harm to the living conditions of the occupants of the neighbouring dwellings by way of loss of light, loss of outlook, overbearing or loss of privacy. The site is set significantly lower than ‘Monkhams’ to the north. Additionally, the scale and footprint of the proposed extension is subordinate to the existing with a gable roof in keeping with the existing style of the existing garage and the overall roof height no higher than the existing bungalow.

The following aims to demonstrate the above summary in more detail and support our view that this application will not detract from the visual appearance and character of the existing building whilst retaining the quality of the character setting of the street scene.



Existing Location Plan



Proposed Block Plan

The illustrations in this statement contain drawn information at a reduced scale. Please read in conjunction with the scaled drawings submitted as part of the submission

PROPOSED ACCOMMODATION:

| | |
|---|--|
| Ground Floor: | 1 st Floor |
| <ul style="list-style-type: none"> i. Open Plan Kitchen/ Dining Lounge Space ii. Snug iii. 1 shower room | <ul style="list-style-type: none"> iv. Bedroom v. 1 further Toilet |
| External: | |
| <ul style="list-style-type: none"> i. Shared Front drive and garden area space of 270sqm. | |

2.0 Impact on Conservation Area

The Site is located within the Bishop's Stortford Conservation Area. An Article 4 Direction has not been allocated to the dwelling nor immediate dwellings. Other recent approved development on Monks Walk have been taken forward.

3/ 20/ 1706/ FUL | Erection of a new dwelling with a detached garage and associated parking and landscape. | The Monks Walk Half Acres Bishops Stortford Hertfordshire CM23 2QP
Trees:

There are no TPO's on the site, however, it is acknowledged that the existing trees are covered by the Conservation Area Policies. ROAVR Group have been instructed to provide a tree survey, arboricultural impact assessment, method statement and tree protection plan with the report attached to this application.

The new addition is entirely located to the rear of the property, there will therefore be no impact from the perspective of the public driving or walking through the Conservation Area and the only affected will be the views from Munkhams, the property located to the north. That impact will be marginal, as illustrated below.

Our proposals seek to reflect the character and materials of the host dwelling. The design and scope is subservient to the bungalow, it duplicates the style of the existing and seeks to maintain the attractiveness of the development with a building that respects its surroundings. The eaves height will be no higher than the existing with an overall height of 3.5m at the ridge. Simple conservation rooflights will be added to the existing garage and the proposed rear elevation, however, the amount of glazing is limited to small panes and therefore no increase in light pollution will occur.

3.0 Access

Issues regarding accessibility for disabled people has been considered and is restricted by the existing fabric of the garage that will not be altered. Including the front drive, there will be two vertical levels in the property. The proposed rear extension however will allow for level access from the rear by the new patio doors which will enable future users improved wheelchair access and access for less able visitors.

The applicability of Part M is achievable with some practical improvements which will be affected as follows:

- a. The works for which permission is sought will create an accessible floor level on the ground floor
- b. New electrical sockets and new electrical switch installations (as opposed to replacements in place for existing fittings) will comply with the guidance in Part M.
- c. Ground floor extension to comply with Approved Document Part M, Volume 1: Dwellings, M4(1) Category 1: Visitable Dwellings.

4.0 Energy/ Sustainability

Research conducted by the Building Research Establishment (BRE) has determined that the most cost-effective way of reducing energy consumption is through improvements to the building fabric. The garage will be upgraded with insulation which will meet if not exceed the building fabric requirements set out in Part L of the Building Regulations to minimize the energy consumption of the development. The space will benefit from passive solar gain throughout the afternoons in the winter whilst natural shading from the existing trees on the western boundary will limit overheating in the warmer summer months. The extension will have openable windows and skylights, benefiting from layouts that facilitate cross ventilation. Low energy light fittings will be installed throughout.

5.0 Conclusion

The design of the proposed extension is respectful to the host without being overpowering of the form and style of the existing. The massing and height of the new building is in keeping with host dwelling and has been carefully designed to offer a servile building that sits comfortably by it while complimenting it.

There would be no overshadowing or increased overlooking of adjacent properties, nor would there be any detrimental impact on the views of adjoining properties or their amenity generally. The impact on existing trees affected as part of the proposal is limited. It is considered that the development is compatible with the settlement's character and setting.

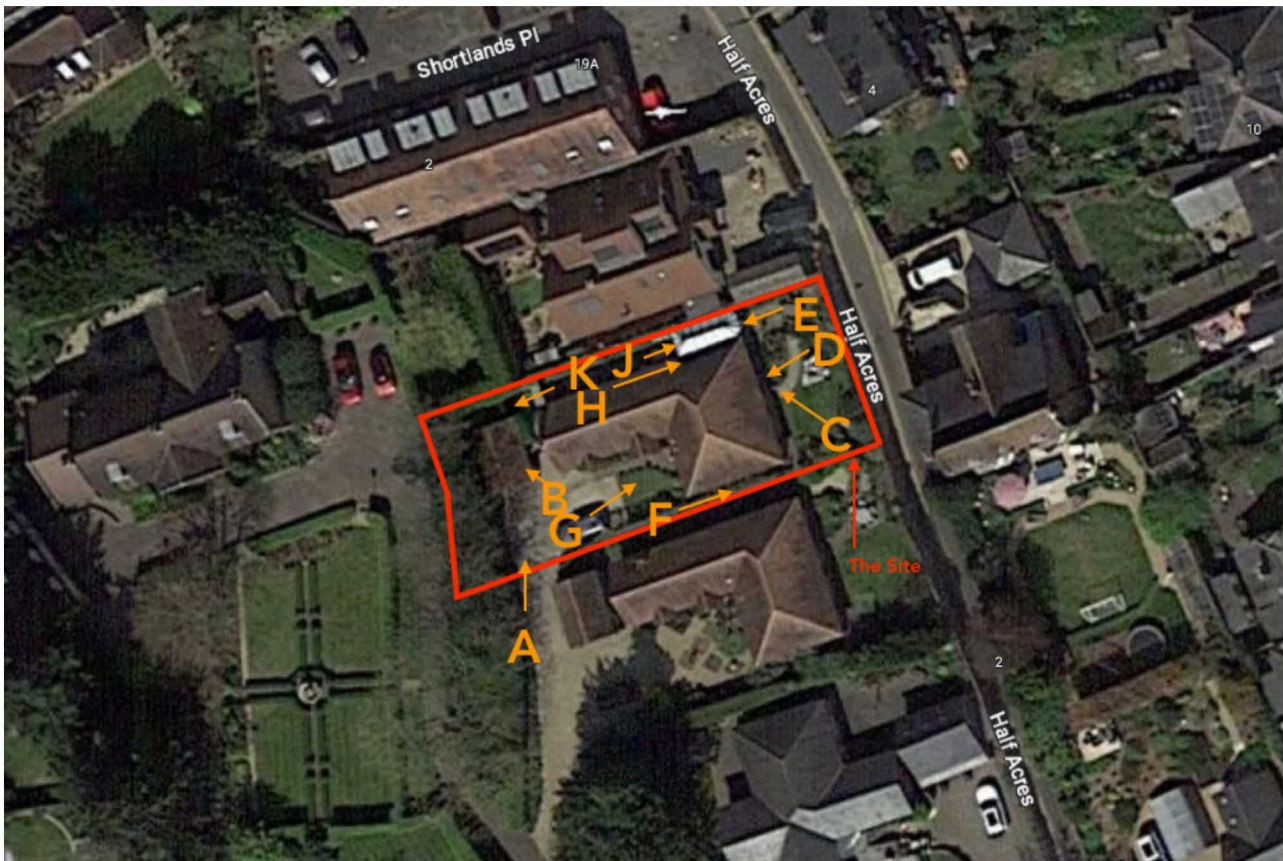
Given the above and the presumption in favour of sustainable development in the current National Policy Framework and the onus on councils to grant consent unless it can be demonstrated that there are adverse impacts which significantly outweigh the benefits, the applicant hopes the Local Authority will look favourably on this application.

The series of photographs contained below show existing views of the site from various points on the site.

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Map:



View at Point A: - Entrance to site from Munks Walk:



View at Point B: - Existing Garage:



View at Point C: - Existing Side Elevation:



View at Point D: - Existing Side Elevation:



View at Point E: - Conservatory – East Elevation with view of Munksham to the rear:



View at Point F: South Elevation:



View at Point G: Front Elevation – Porch:



View at Point H: Rear Elevation:



View at Point J: Rear Elevation – Conservatory:



View at Point K: Rear Elevation – Garage:

