

Tecon Ltd

9 Barnhurst Path Watford WD19 6TX

Design and Access Statement

This design and access statement provide further information to support a planning application. Design Access statement for a Part First Floor Rear Extension.

Introduction

This design and access statement describes the current state of the property single dwelling and how the proposal will benefit the property by creating extra space which the applicant can efficiently use. The existing property is a single dwelling house, it comprises of a ground, first floor & Loft Floor. This property also has a porch and single storey rear extension.

This site is located at 9 Barnhurst Path Watford WD19 6TX.

There are many public transport services within the area including trains, buses and over ground services. The surrounding properties are all similar. Many of the properties have been similarly extended.

Use

Single dwelling property consisting of bedrooms on the upper floor and family enjoyment rooms on the lower. The existing property will keep within the street scene.

Assessment

The application site 168 Goodman Park is located within the residential area. Many other properties have done similar extensions, including the neighbouring property.

The First floor rear extension will not impact any light to the neighbouring properties or over shadow any properties as it is away from the boundary line.

Access

All access would be through Barnhurst Path. The proposed works do not interfere with the access route to the other properties on the road.

Impact

There will be no impact to the street scene or the neighbouring properties. Our proposal will be keeping in character with the street. There are other properties along the street who have extended ground floor of the original house. The extension would only change the rear of the property.

The extension will not harm the light of the neighbouring properties, the neighbouring properties are away at a distance.

Materials

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations, installation of new condensing boilers and replacement of uPVC double glazed windows throughout will ensure energy saving. Currently the house is rendered and painted, the proposal would also be the same as the existing.

Conclusion

The proposal is seen to be a reasonable develop of this type of scale and location.

The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties.

We see this application to be suitable for this type of development within the Three Rivers Council and we look forward to working with you.