

# Design

# Access Statement

# Heritage

**Location: 102 BULLHEAD ROAD, BOREHAMWOOD,  
HERTS WD61HU**

**Proposed Development:**

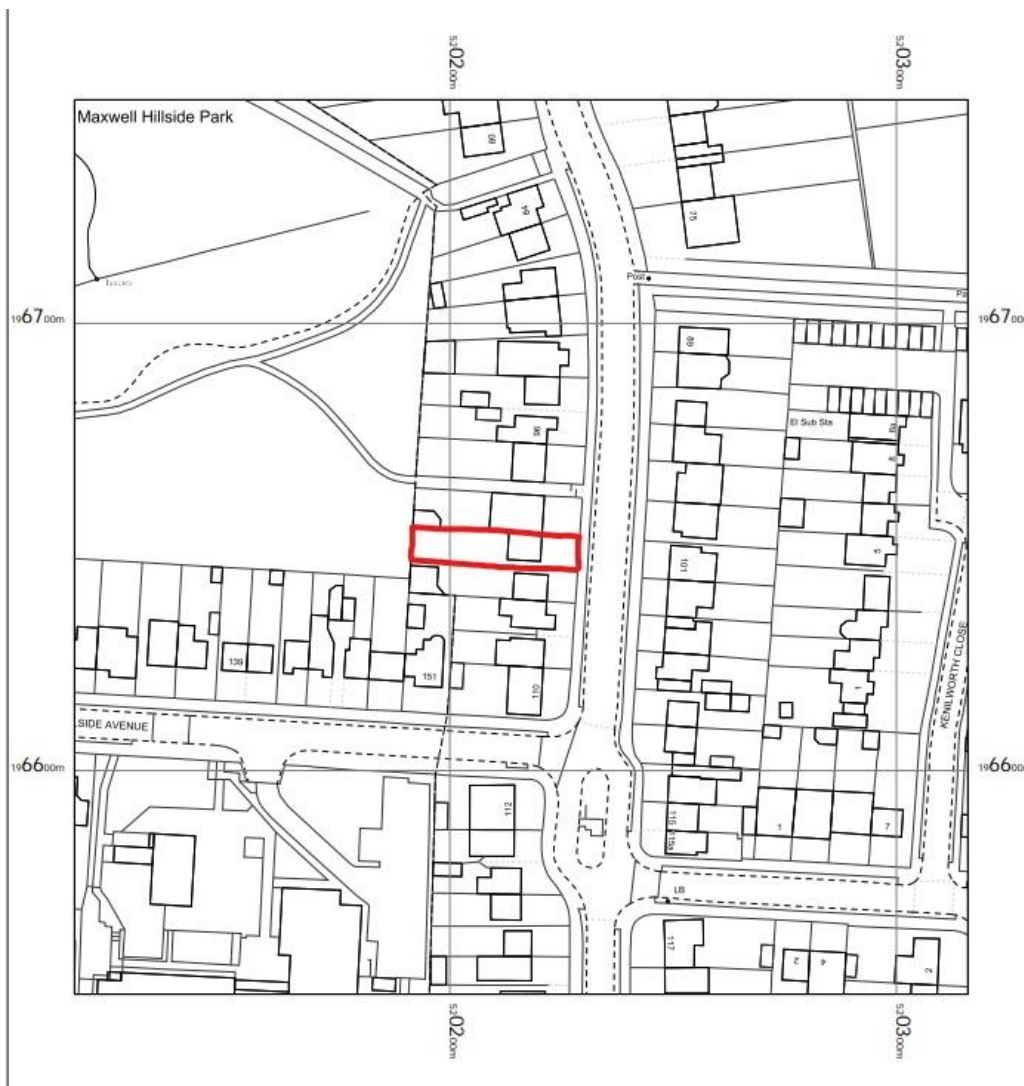
**DEMOLITION OF EXISTING OUTHOUSE, REAR  
GROUND FLOOR EXTENSION, INTERNAL  
ALTERATIONS, WITH ROOF LIGHTS AND  
FENESTRATION**

**Dated 01/04/2024**

# 1. Introduction

This document has been written to support the planning application to construct a new proposed ground floor extension. This document includes the design and access statement, and it explains in photographs, drawings and text, the proposals developed in terms of use, massing, layout, scale and appearance. In writing this statement and devising the proposals we have considered the site area, the physical and social characteristics of the surroundings and the relevant planning policies.

# 2. Location Map:



### **3. Background:**

Bullhead Road, is a quiet residential street. The property (No. 102) in question is a 2-storey semi-detached, dwelling in a style similar to much of the street. The properties in the immediately surrounding of No. 102 are of a similar type and construction. The building is a semi-detached, consisting of single dwelling. The building has a rear garden with car parking to the front of the building. Bullhead Road, is a highway which extends towards connecting roads/ streets.

Bullhead Road, is characterised by a mixture of detached and semi-detached houses. It has strong architectural and physical cohesiveness. Many of the properties on Bullhead Road, have undergone extensions and refurbishments over the years including a number of single storey extensions.

### **4. Access:**

Access to the building is from the front and side entrance and from the rear of the building. There is off street parking, accessed from the highway.

### **5. Use:**

The current use of the building is a single dwelling.

### **6. Amount:**

The proposed new extensions would be an additional 26.4m<sup>2</sup>. The proposed extension would have a crown roof structure and this design is to create a feature that would mimic that of the adjoining building and existing roof structure to number 102 Bullhead Road.

### **7. Residential Amenity:**

The proposed ground floor extension will be located at the rear of the building. Owing to its scale, design, and location the added extension would not appear dominant or visually intrusive with regards to the adjoining properties. We believe there would be no undo loss of daylight or sunlight nor, would the proposed scheme result in any unreasonable level of overlooking with regards to the occupiers of the adjoining adjacent properties. The existing extension to number 100 Bullhead Road, is of a similar scale and size to that proposed to number 102 Bullhead Road.

The proposed use of the building would be for additional habitable space to the ground floor layout. The proposed scheme we believe to not be out of character, nor is it considered to generate an untoward level of noise or disturbance.

We believe that the materials, design, scale and overall height of the extension would be acceptable. Subsequently we believe the architectural values of the conservation area would be at the very least, be preserved. We believe the development would not have an unreasonable impact on neighbouring amenity.

## **8. Layout:**

The new layouts incorporate an enlargement of the existing kitchen area which would be accessible from both the rear garden and the dining area. The proposed scheme would allow for a more proportional kitchen space as opposed to the existing narrow gally style kitchen which, is not adequate for the modern living.

## **9. Scale:**

The proposed extension will be located at the rear of the building. We believe the scale, design, and location the extension would not appear dominant or visually intrusive with regards to the adjoining properties. The proposed extension represents a marginal increase in size from the existing. Form the photos attached (see Site Photographs/ adjoining property) you will notice that the adjoining property has had an extension carried out in the past which is, of a similar scale to what the applicant proposes to carry out at number 102 Bullhead Road.

## **10. Landscaping:**

No trees will be removed. The proposed property will maintain the generous rear garden and mature trees. The front of the building and the landscaping will remain unchanged.

## **11. Design Aim:**

To improve quality standards of the inhabitants, we are proposing an extension of the living areas to the rear of the property. In terms of additional volume, the planning application seeks approval for the following works: - Demolition of Existing Outhouse, Rear Ground Floor Extension, Internal Alterations, With Roof Lights and Fenestration. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the existing building.

The proposals have been designed in such that, the effect on the rear elevation is minimal. The style of the proposed rear extension is in a purposefully traditional style with painted render finish which is seen as appropriate to property such as this. All proposed alterations are designed to be in keeping with the original style of the property.

Within the context of the garden, size and scale of the extension, we believe that this is of an acceptable scale. We believe the proposal is of an acceptable height, depth, scale and design and would not unduly dominate or detract from the character and the appearance of the host building. Significant garden space would be retained with no additional impact to the proposed new scheme. There are a number of larger developments within the locality and subsequently the development we believe would not appear out of character.

## **12. Windows and Doors:**

The proposed sliding doors forming access from the rear ground floor extension to the rear garden would be of an aluminium finish. The proposed door forming access from the alleyway, would consist of glazing unit with aluminium finish.

## **13. External Elevations/ Materials:**

The proposed rear ground floor extension would have a painted render with a crown top roof structure and this design is to introduce a matching material to the scheme.

## **14. Appearance:**

The design chosen was decided upon in order to keep a sympathetic appearance to previously approved schemes in the vicinity and prior planning permissions. The materials used will be sympathetic to the existing house and neighbouring constructions. The Residential Extension Guidelines were introduced to ensure that a balance is struck between protecting neighbours' interests, keeping a good quality and attractive street scene and meeting applicants' reasonable expectations for increased accommodation.

## **15. Transport:**

There are no changes proposed to the vehicular access to the site.

## **16. Sustainability:**

The proposed extension will meet current building regulations which will provide a significant improvement over the existing structure.

## 17. Ecology:

The works will have no impact on ecology as the existing original dwelling house will remain untouched and soft landscaping will remain similar.

## 18. Summary:

The principle of development is entirely justified as the proposed replacement extension, is an improvement over the existing structure and would enhance the architectural quality of the area. In light of the significant findings of this statement, we respectfully request that permission is granted.

## 19. Site Photographs:



Front Elevation



Existing Rear Elevation



Existing Rear Elevation



Existing Rear Elevation



Existing Rear Elevation

**20. Site Photographs/Existing Street Scene:**

**Street Scene 1.**



**Street Scene 2.**





## 21. Site Photographs/ Neighbouring Properties:

Photo indicating the depth, width, and mass of neighbouring property



Rear Elevation

**22. Proposed 3d Renders:**



Proposed Rear View



Proposed Rear View



Proposed Rear View