

DESIGN AND ACCESS STATEMENT FOR

PART TWO STOREY, PART SINGLE STOREY REAR EXTENSIONS AT

KINGS ROAD DENTAL PRACTICE, 22 KINGS ROAD, BERKHAMSTED, HERTS, HP4 3BD

1) DESIGN

a) USE

22 Kings Road, Berkhamsted, is used as a Dental Practice and the proposed extensions are required to enlarge the Dental Practice and offer more facilities to patients.

b) AMOUNT

The proposed extensions will increase the existing floor area by 43 sq. m.

c) LAYOUT

The proposed two storey and single storey extensions will extend the building up to the edge of the patients' on-site car parking at the rear. The proposed extensions will not encroach into the car parking area.

The area for the extensions is currently occupied by a lean-to external store and steps/paved rear access into the building from the car park. Part of this area is also occupied by an external metal staircase serving another rear access into the building at first floor level.

The new extensions will provide an additional surgery, additional office spaces and improved staffroom facilities. Alterations to the existing parts of the building, will provide space to relocate the X-ray room from the first floor to the ground floor, to improve access for patients with mobility issues, and ancillary rooms related to the Dental Practice.

d) SCALE

A two-storey extension will be added on to the end of the existing gable ended outrigger. This extension extends the full width of the outrigger and up to the edge of the rear car park. The roof of this extension will be dual pitched and will also replace the part dual pitched and part flat roofs over the existing outrigger and at the same pitch and eaves height as the existing outrigger.

A part two-storey and part single-storey extension will be provided in the recess formed between the outriggers to this property and to the adjoining property, No. 24 Kings Road. The upper storey of the two-storey extension will be setback from the

end of the extended outrigger by the same amount as on the current building to maintain the same depth of recess at first floor level.

At ground floor level a single-storey flat roof extension will be provided to infill the recess out to the edge of the rear car park.

e) **LANDSCAPING**

No new landscaping is proposed and the external areas beyond the new extension will remain as existing i.e. car parking for the practice.

f) **APPEARANCE**

The roof covering to the new pitched roofs will be slates to match the slates on the existing pitched roofs. The roof covering to the new ground floor flat roof will be black EPDM waterproofing membrane.

The new external walls to the rear elevations facing the car park and infill area will be rendered and painted white to match the existing sections of white painted rendered walls on these elevations and the adjoining property.

The new side elevation facing Clarence Road will be facing brickwork to match and marry into the existing facing brickwork on that elevation.

All new windows will be white painted timber vertical sliding sashes to reflect the style of the original windows to this and similar properties in the area.

2) ACCESS

The vehicular access to the site, i.e. to the rear car park off Clarence Road will remain unaltered by the proposed extension work.

The stepped rear accesses from the property, at ground and first floor levels, will be removed. Patients access will remain as existing i.e. through the main entrance door on Kings Road. For those using the car park, the access will be via the public footpath on Clarence Road to the property's main entrance.

The End

April 2024