

DESIGN & ACCESS STATEMENT

Proposed New Dwellinghouse
32 Coanwood Cottages, Babbs Green, Wareside, SG12 7RT

Prepared on behalf of Mr. & Mrs. MacLeod

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1.0 Introduction

Alison Akester Architects have been instructed by their client, Mr. & Mrs. MacLeod, to prepare a planning application for the demolition of their existing semi-detached dwelling and re-construction of the property with a single storey front extension, two storey side extension and part two-storey part single-storey rear extension.

32 Coanwood Cottages is not listed and is not located within a conservation area.

2.0 Relevant Planning Policy

GBR2, HOU1 and VILL2 East Herts District Plan

3.0 Planning History

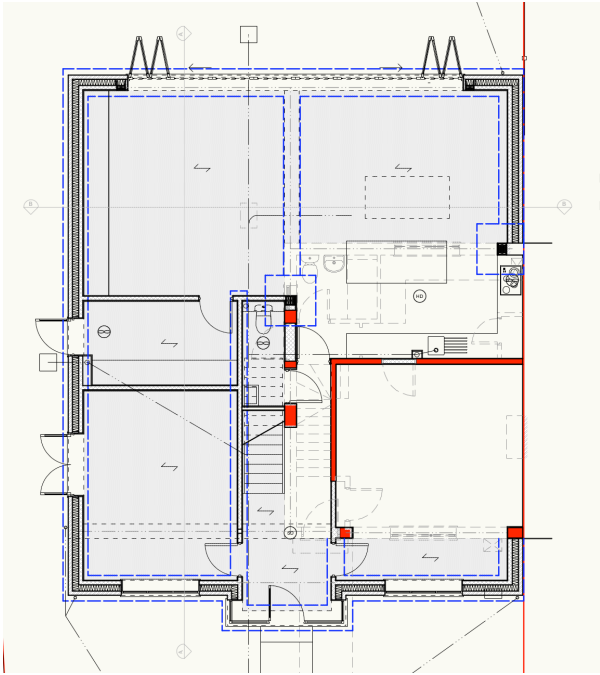
A planning application for the existing dwellinghouse was approved on the 10th January 2023– application no. 3/22/1286/HH: *Construction of two storey side extension. Construction of single storey front extension. Construction of part two storey, part single storey rear extension with roof lantern. Alterations to fenestration.*

4.0 Description of the site

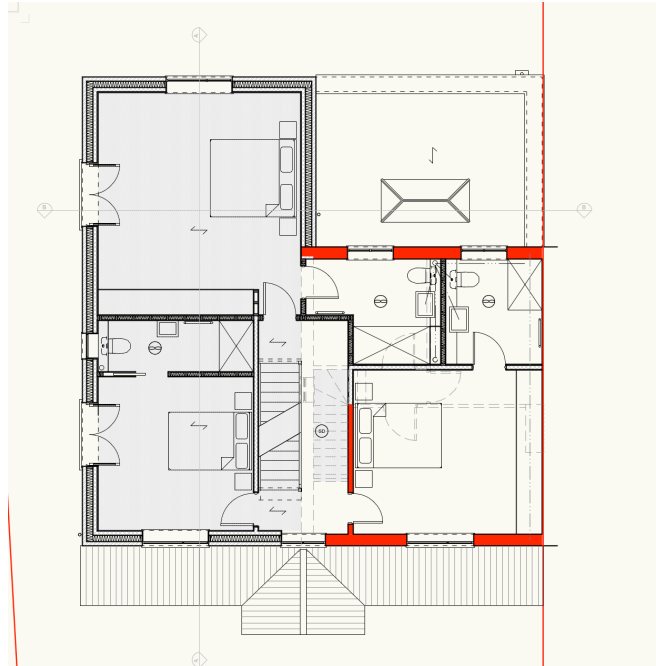
- Coanwood Cottages are a row of ex-local authority semi-detached properties located to the north of the village of Wareside in an elevated position above the road, Tatlingtown. The properties are accessed via foot from Tatlingtown with vehicle access provided at the rear via Kingham Road.
- 32 Coanwood Cottages is located at the southern end of the row with an aspect over open fields. The site runs east to west with vehicle access to the west, at the bottom of the rear garden.
- The plot is generous with a site area of 639.5m². The existing dwelling is 40.5m² so the total ground not currently occupied by buildings is 599m².
- The site slopes up from east to west with a further row of houses to the west on Kingham Road, in an elevated position in relation to the application site.
- The garden is mainly laid to lawn. A new fence runs along the southern boundary with some scrub hedging towards the western end of the boundary. The western boundary is open to the rear access road.

5.0 Description of the proposals

- The proposal is for the demolition of the existing semi-detached property and re-construction with extensions to the front, side and rear.
- The extensions have already secured planning permission as noted above. There are no proposals to alter the extensions from the above-mentioned approved drawings.
- The below diagrams indicate the extent of the existing property that would remain prior to extending, as already approved:
 - Front first floor section of masonry and 1 no. window
 - Rear first floor section of masonry and 2 no. windows
 - Small sections of internal walls



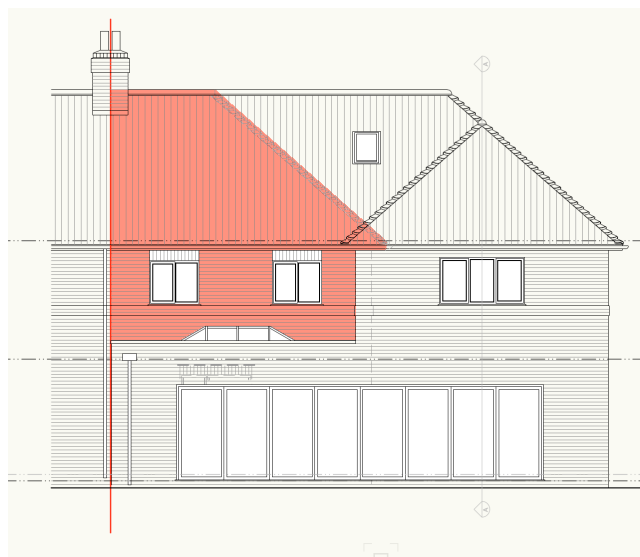
Previously approved ground floor plan (NTS)



Previously approved first floor plan (NTS)



Previously approved front elevation (NTS)



Previously approved rear elevation (NTS)

- During the construction process it will be difficult to ensure the stability of the two sections of first floor wall and therefore the applicant seeks permission to take down these sections of remaining wall and replace as existing.
- This will also provide an opportunity to fully thermally upgrade the property.
- The new build dwelling will be constructed in brickwork to match the adjacent property and will appear exactly as shown on the previously approved drawings.