


PROPERTY ADDRESS	Sands, Chorleywood, WD35NH
WARD	Chorleywood
CONSERVATION AREA	Yes
DESCRIPTION	<p>Sands is a four bedroom, a two-storey semi-detached Victorian house built in the 19th Century with an existing converted loft space. It is within the Chorleywood Station Conservation area and is not Listed. This area of Chorleywood is made up of houses constructed in varying styles, sizes and ages.</p> <p>Sands is a Detached residential property built with masonry and pebble dash render to road facing elevation, with side part red brick. Bay windows extend to roof level, with a mix of sash and white framed windows. Side extension (above garage) is a recent modern alteration, although it has been setback from the front elevation.</p> <p>The dwelling is set back behind low brick wall from the highway by 4m with additional parking for two maybe three cars to the front.</p>
HISTORY	Built in the 19th Century, the property has managed to retain its profile and has not been tainted by modern alterations. Some alteration made to rear of property & garage frontage.
POINTS OF INTEREST	<p>The building's character and profile has been retained and has an individual profile</p> <p>Adds richness and culture to an area of few locally important buildings</p>
PROPOSED DEVELOPMENT	<p>The aim of the extension of the roof space is to create master bedroom and additional bathroom. The proposed works include a slate clad rear dormer with 2no windows overlooking the spacious garden serving a master bedroom and a window serving a bathroom. The rear dormer would have a flat roof and would set down from the main ridge and would set back from the plane of the rear and side elevation and would therefore be visually unobtrusive from the public realm. The choice of slate as a cladding material also reduces the visual impact of the roof extension.</p> <p>An alteration to the kitchen area with a rear extension proposed to create an open kitchen/dining area with a better connection to the garden is also proposed. This will not impact on the neighbouring property and does not extend as far back as the neighbouring extensions do. The conversion of the existing attached garage & converting it into a habitable space to better suit today's living style. This will be used for an elderly parent's bedroom to the ground floor, with the garage door converted into a generous front window, to balance the house windows with the bay windows on the opposite side. The proposed windows are specified to visually match the existing windows in colour, configuration, but will be double glazed to improve the energy efficiency of the house. The proposals have minimal impact on the heritage aspects of the current house and will improve the</p>

	<p>appearance of the conservation area by preplacing the existing unsightly garage parapet carried out before our acquisition of the property by some decades.</p>
PHOTOGRAPH	 A photograph of a two-story house with a light-colored facade and a dark roof. The house features a prominent bay window on the left side and a central entrance with a small porch. To the right of the house is a blue garage door. The driveway is paved with large, irregular stone tiles. The sky is overcast and grey.
MAP	<p>See block and site plan</p>