

Design and Access Statement

19 Station Road, Baldock A

Proposal: Construction of new front and rear porches to existing dwelling

Proposed Rear Extension – 9 Station Road, Baldock, Hertfordshire**

1. Introduction

This Design and Access Statement accompanies a householder planning application for a **single-storey rear extension** at **9 Station Road, Baldock**.

This statement explains:

- The existing site and context
- The design rationale behind the proposed extension
- The intended materials and appearance
- Access considerations
- Impact and sustainability

The supporting drawings include:

- **BCV-001-P1 – Location Plan**
- **Existing Plans and Elevations**
- **BHE-200 – Proposed Plans and Elevations**

2. Site and Surroundings

- The property is located on **Station Road, Baldock**, a predominantly residential street close to Baldock Station.
- The surrounding area consists largely of Victorian and early 20th-century dwellings, many of which have been extended and altered over time.
- The site includes:
 - The main dwelling facing Station Road
 - A rear garden extending west
 - Several **existing outbuildings**, which are indicated to be **demolished** as part of the proposal

The site benefits from good access and is within walking distance of the town centre and railway station.

3. The Proposal

The application seeks approval for:

- A **single-storey extension** at **lower ground floor level**, providing improved living accommodation to the rear of the property.

As shown on drawing **BHE-200**, the extension is accessed internally from the existing dwelling and externally via steps and a terrace area.

4. Design Rationale

4.1 Layout

- The layout improves the functionality of the lower ground floor, providing modern open-plan living spaces.
- The studio and ancillary spaces (utility, shower, store) are grouped efficiently along the side of the plan.
- The terrace allows natural transition between indoor and outdoor areas.

4.2 Scale and Massing

- The extension is modest in height and steps naturally with the site's topography.
- The design ensures the extension remains visually subservient to the main building.
- The proposal replaces low-quality outbuildings with a coherent, well-considered structure.

4.3 Appearance and Materials

The proposed materials include:

- **Brushed wood cladding** with **Luna triple-angled reveals**
- **Metal-framed windows**
- Contemporary balustrade to the terrace

These materials create a high-quality, modern aesthetic while maintaining a muted, natural palette appropriate to the garden setting.

The design complements—without mimicking—the traditional forms of Station Road.

5. Impact on Neighbours

- The single-storey form and careful positioning ensure no unacceptable loss of light, outlook, or privacy for neighbouring occupiers.
- The extension sits at a lower ground level, reducing visual impact.
- No side-facing windows overlook adjoining properties.

6. Heritage and Character Considerations

- Although Station Road includes a mix of architectural styles, the proposal respects the established scale and rhythm of development.
- The extension is to the rear and has no effect on the street scene.
- The use of high-quality, natural materials ensures a sympathetic integration into the wider setting.

7. Access

- General site access remains unchanged.
- The extension is accessible via the main house and via the new terrace at garden level.
- The proposal does not alter parking, vehicular movement, or formal public access arrangements.

8. Sustainability

- The design incorporates:
 - High-performance windows and insulation
 - Timber cladding sourced from durable, sustainable species
 - Rationalised building form to reduce energy demand

The replacement of outdated outbuildings improves both thermal performance and aesthetic quality.

9. Conclusion

The proposed rear extension at **9 Station Road** has been carefully designed to deliver:

- Improved residential accommodation
- Sensitive and high-quality architectural design
- Minimal impact on neighbouring properties
- An enhancement to the overall character of the site

7. Site Photographs

