

Design & Access Statement

28 Downlands
Baldock
Hertfordshire
SG7 6SY



Context

The site is located in Clothall Common, Baldock and is a south east facing property. The dwelling consists of a two storey semi-detached terrace with a generous amount of land to the rear of the property.

Description of the Proposed Development

The proposal is to create a single storey rear extension which involves improving the use of circulation space within the home for occupants who work from home. As the current property lacks in space and is need of extending. The size and scale of the extension falls under the North Hertfordshire Neighbour Consultation Scheme as the extension will not exceed 4m in height and this has been designed to accommodate the neighbouring privacy and right of light.

Appearance

The proposed works will be built in matching red face brick, complimenting the style of the rear of the property. The single storey extension will be of a flat roof style to reduce the bulk, with a roof light to improve natural lighting within the home. The proposal will include matching windows and doors to be in keeping and not cause detrimental harm to the existing area.

As the property sits considerably lower compared to the pavement and road, the proposal would demonstrate a less bulk feel and will not impose on the street scene as illustrated below.

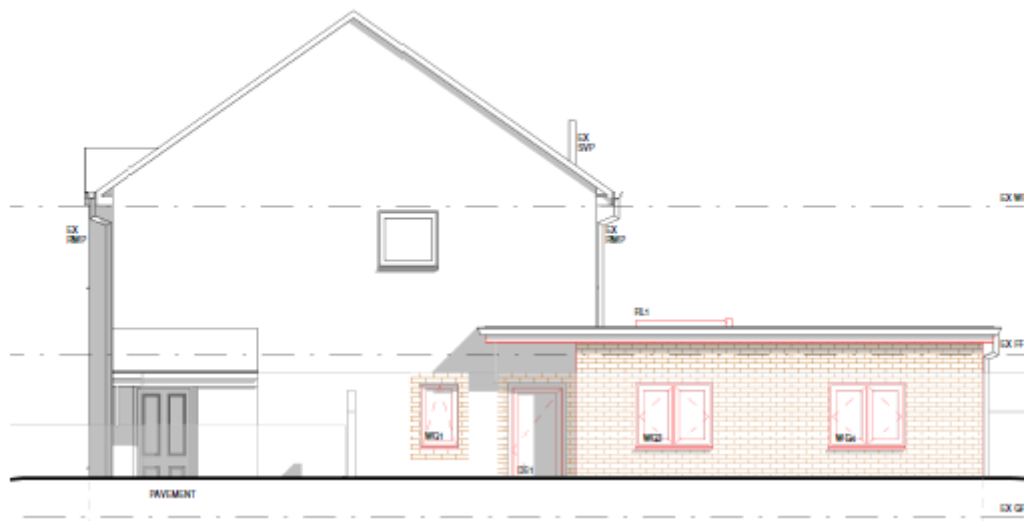


Fig 1: Proposed East Elevation demonstrating level changes between the property and road.

Justification/ Conclusion

This application proposes to extend the existing dwelling via a single storey rear extension to create an improved quality of space within the home, using design elements to complement the existing property. The proposal is situated to the rear, surrounded by high level fencing and a change in level between the property and road. Therefore, this will sit comfortably within its siting and will not cause an impact to the local vernacular.



Fig 2: Illustrating 3D view of proposal. Greenery and shrubs will be placed strategically around the property to create positive visual effect to the proposal.

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