

Design & Access Statement to accompany the Planning Application at:

15 Hollies Close

Royston

Herts SG8 7DZ



INTRODUCTION

This Design and Access Statement has been prepared to compliment the submitted drawings. The property is a detached house at the end of Hollies Close circa 1970’s construction. The application is for an extension over the existing single storey plus an added two storey entrance area with staircase to bring this property into 21st century living and add bedrooms for a growing families use.

Relevant Planning History

16 Hillies Close – 24/01597/FPH Single storey side extension. Approved subject to conditions.

9a Hollies Close - 21/02567/FPH & 22/03310/FPH Single storey front elevation extension, two storey front extension, alterations to rear fenestration, insulation to flank wall and brick slips and general alterations. Replace attached front elevation garage door with a window to facilitate conversion of one of the double garages into habitable accommodation. Approved subject to conditions.

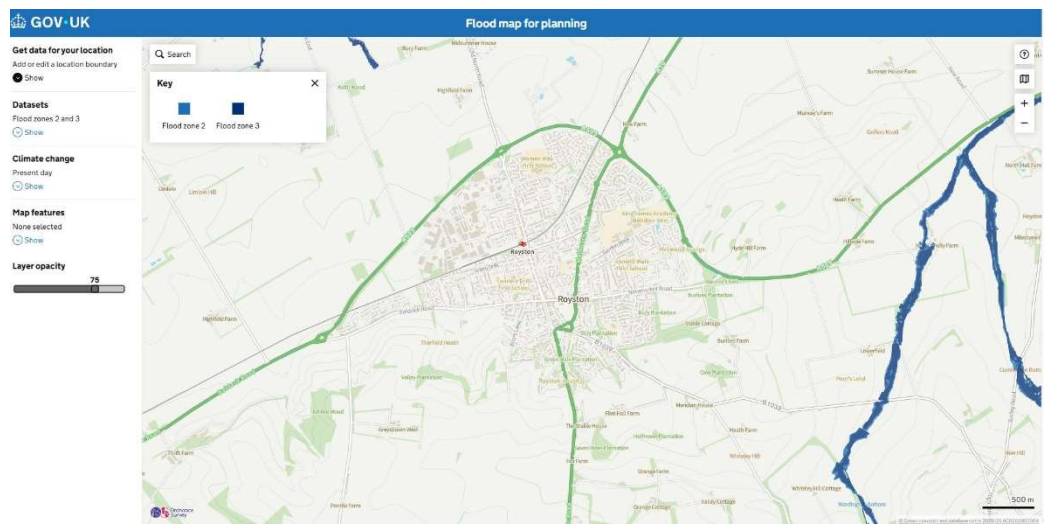
20 Hollies Close Royston 21/00367/FPH - First floor front extension, re-roof existing rear/side extension and detached double garage in rear garden. Approved subject to conditions.

SITE & HISTORY

The application site is located at the very end of Hollies close Access is via Hollies close dropped kerb directly in front of Hollies Close. The site is relatively flat.

The existing property is not a Listed Building or within a Conservation Area. There are no trees on the site affected by this extension. The site does not fall within an Area of Outstanding Natural Beauty (AONB) or a Flood Risk Area.

The Environment Agency have been consulted and they have confirmed that the application site is outside of the ‘Flood Risk Area’ and lies within ‘Flood Zone 1’.



PROPOSED DEVELOPMENT & DESIGN

It is proposed to provide additional bedrooms and improve the entrance to the property. This also gives an opportunity to apply 21st century elevation treatment and improve the street scene. The roof of the new improved building proved complex if double gables were applied to the new parts and flat roofs were therefore considered. However, it was decided to extend the pitch roofs such that they interacted. This meant leaving the existing gable in place and placing pitch roofs around it to give a smoother appearance than imposing double gables. Internal alterations make for a better flow when using the building at first floor.

NOISE AND VIBRATION

No noise or vibration will occur above what already exists in the finish project.

SCALE

The overall height of the building has increased due to the pitch roofs wrapped around and the extension being wider than the original building. However, this is minimal and the impact of a slightly raised ridge cannot be compared to adjacent buildings nor noticed from the street scene.

ACCESS

Vehicular and pedestrian access will remain as existing, this extension does not impact either.

MATERIALS & SUSTAINABILITY

Most of the materials used on site will be conditional but it is intended they are responsibly sourced. The cladding will be Composite resin with timber effect to ensure the colour does not change with weathering.

In order to provide a suitable quality of use to potential occupiers, details relating to fire prevention, heat loss etc. will all be considered and a Full Plans Building Regulations Application approved, prior to construction of the extension.