

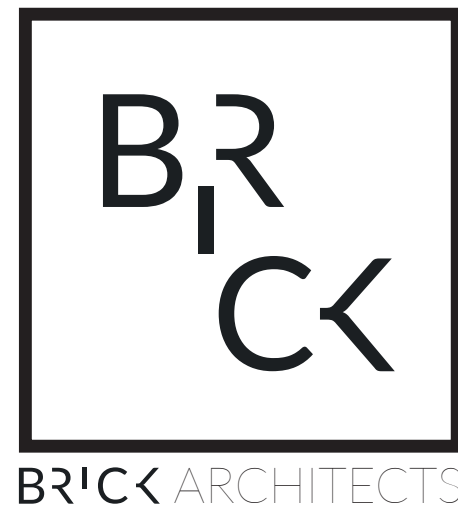


Design & Access Statement

17 Blackmore Way, AL4 8LJ

24-022

23/12/2024



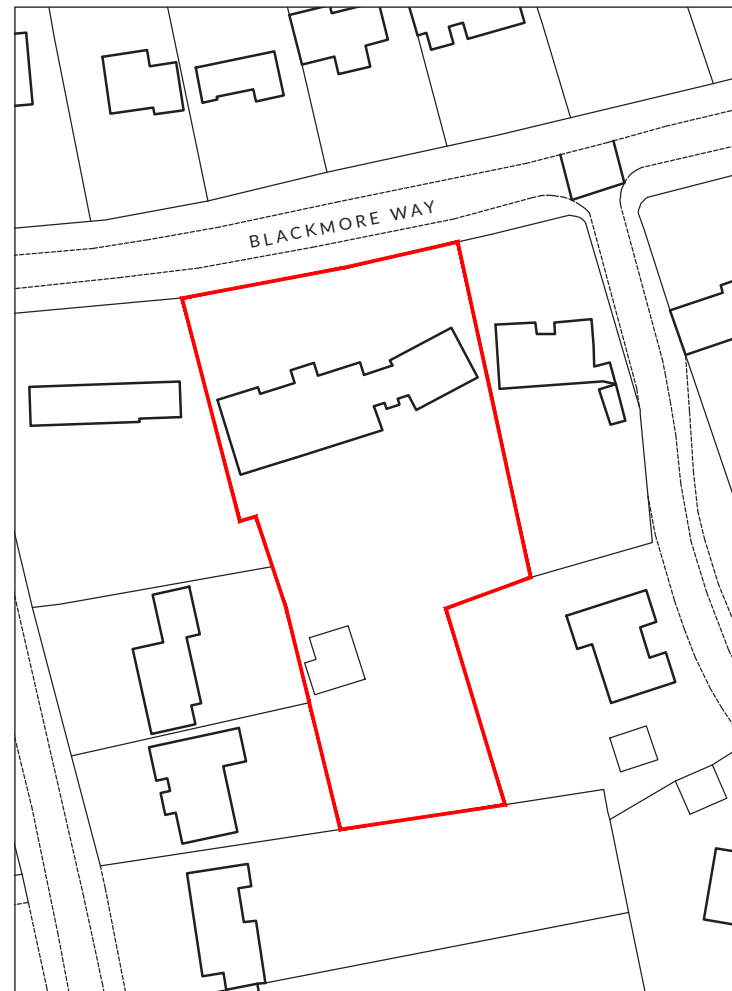
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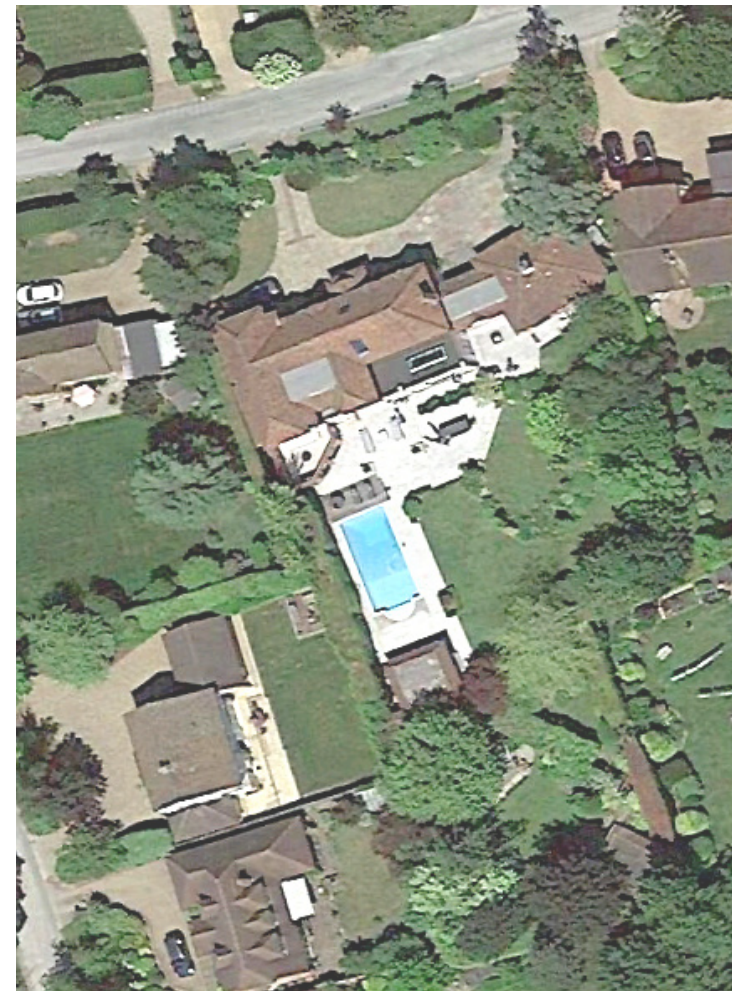
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Location Plan



Aerial View

Introduction

This document explains and illustrates proposals for a first floor rear extension at 17 Blackmore Road, AL4 8LJ.

Existing Site & Location

The application site is located to the north of Wheathampstead and is currently owned by a young family.

Blackmore Way is a residential street comprising detached houses on large, wide plots. Properties are generally set back from the street with large front driveways.

Architecturally the street has a mixture of modern 20th century houses in a traditional vernacular with pitched roofs, prominent gables and simple materials such as brick, clay tiling and render. There are notable deviations from this style such as at no 23 Blackmore Way which is a highly contemporary new build house.

The applicants house is neither listed nor in a conservation area, and there are no nearby listed buildings. The site area is around 2700m² and the land and gardens surrounding the house feature mature planting and trees. To the front of the house is a driveway with dual access off Blackmore Way. To the rear there are large gardens with outbuildings and a swimming pool.



Existing Front Elevation

Existing House

Family living is spread across the ground floor with 5 bedrooms on the first floor. To the east of the site is a triple garage connected to the house via a link structure currently used as a study.

Including the garage, the house has a GIA of around 495m².

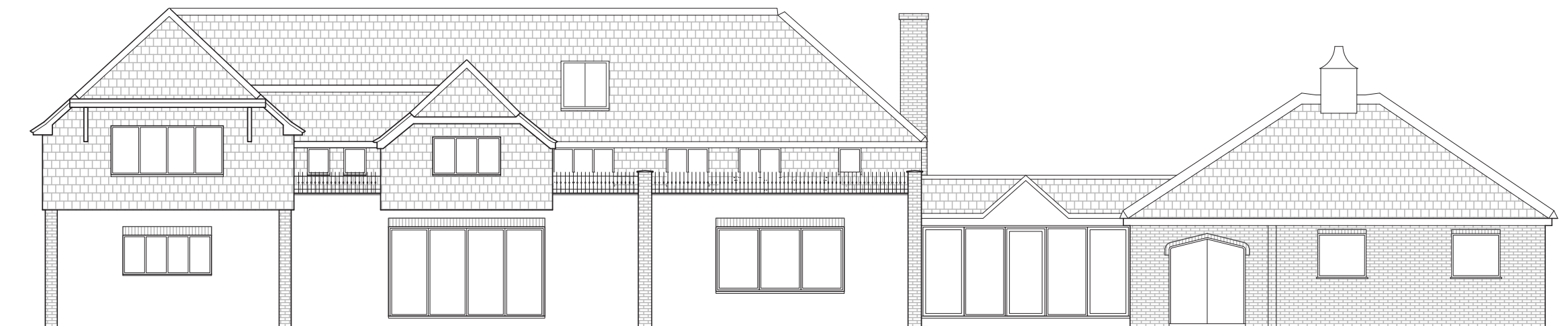
Planning History

The application site has a varied planning history including alterations and extensions to the main house and additions to the garden. Most recently in 2020 permission was granted (under application 20/01237/FPH) for extensions to outbuildings in the rear garden, and in 2017 permission was granted (under application 17/01252/1HH) for extensions to the main house, in particular to the rear of the property.



Front of house photographs

Oriel window



Existing Rear Elevation



Existing rear of house

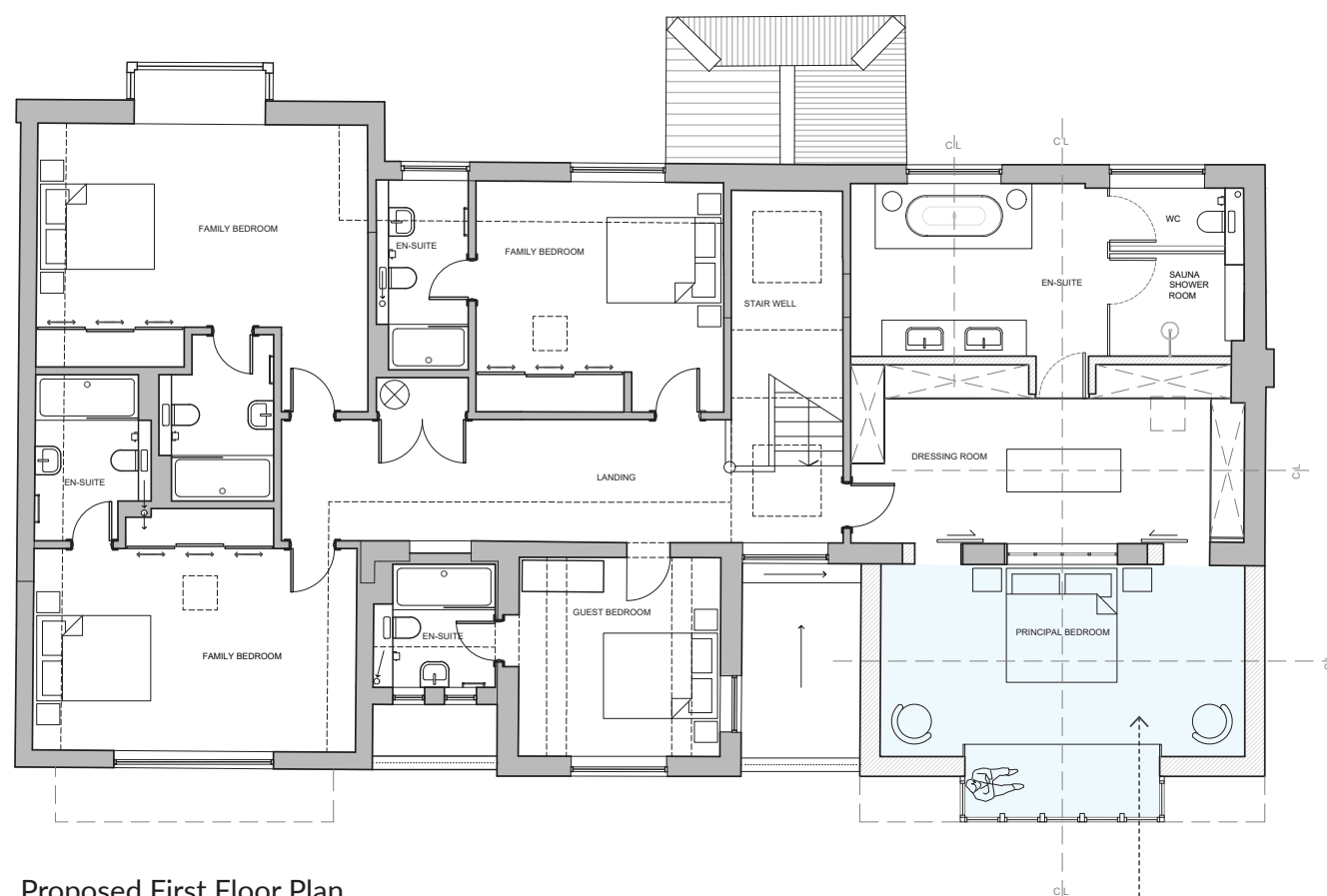
Brief

The applicants brief includes:

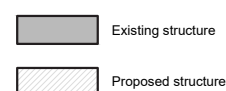
- Enlarge and improve the principal bedroom, dressing room and en suite.
- Create a better visual connection between the principal bedroom and the rear garden. The current windows are relatively small and in part overlook an area of flat roof and a roof lantern, both obstructing views.
- Extend the first floor area to the rear of the house, to create a more balanced and orderly rear facade.



Proposed Rear Elevation



Proposed First Floor Plan



Area of first floor extension

Proposal Overview

The proposal utilises the existing footprint of the house by extending at first floor and building over existing ground floor accommodation, thus the outline of the house remains unchanged.

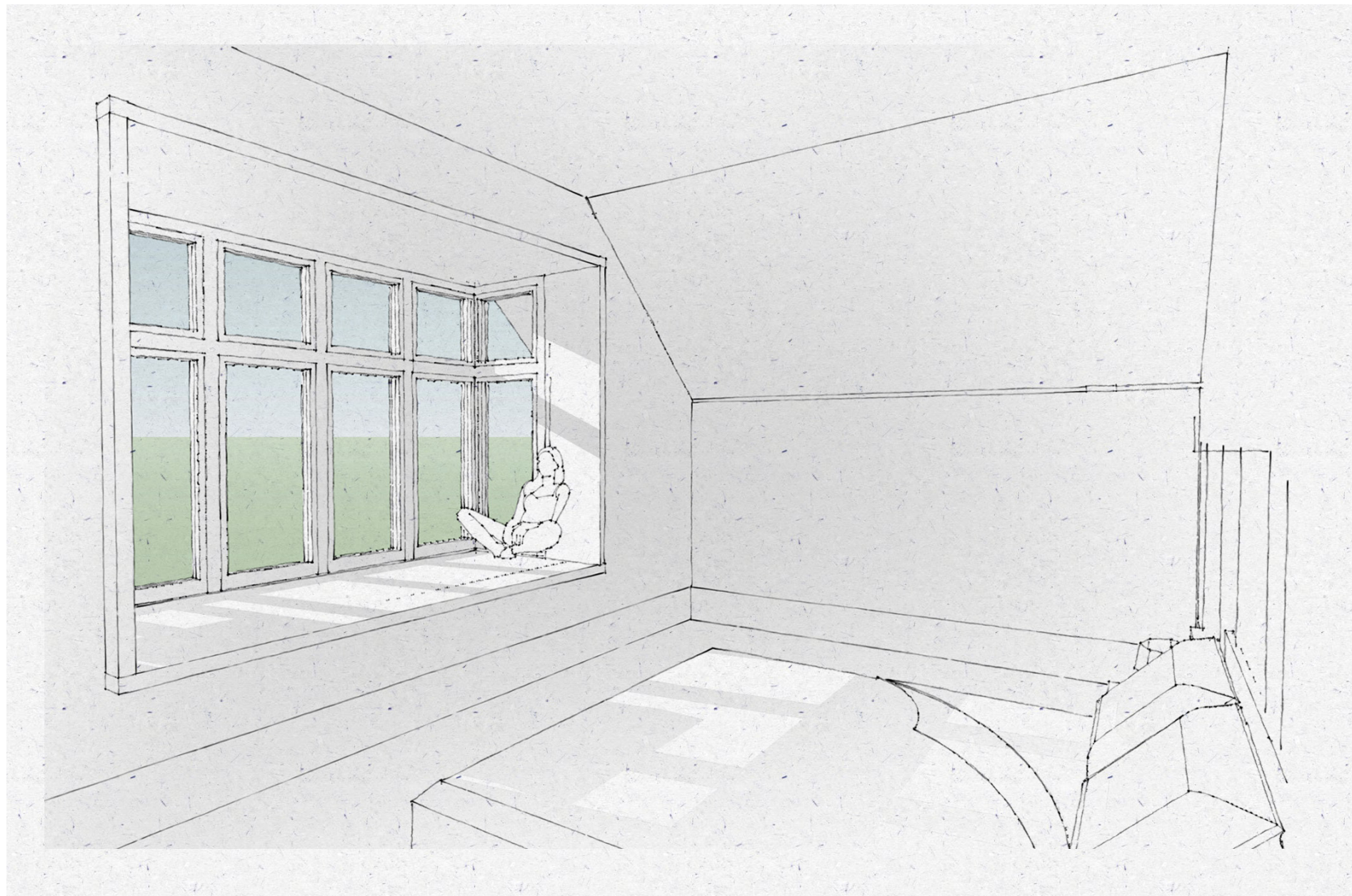
The proposal creates a larger principal bedroom with direct views over the extensive rear garden via a new timber oriel window, and also rearranges the ensuite and dressing room to improve the general layout. The extension adds 21m² of GIA to the home, so that its total will be 516m².

The proposed new mullioned window at first floor references the existing oriel window on the front elevation and will be painted black to match existing. Internally the projecting window will be lined with timber providing a large window seat for reading.

Externally the extension creates a new gable that will provide balance to the rear elevation. Materials will be to match existing, including clay hung tiles, clay roof tiles and a dark painted timber window. Generally the proposal is in-keeping with the existing style of the house, offering a subtle upgrade to the rear facade.



Proposed perspective from rear garden



Internal Perspective of Principal Bedroom

Planning Considerations

The proposal relates to the rear elevation and will not be visible from the public realm.

The extension will match the existing ridge height of the house.

There is considerable distance between the extension and each of the relevant boundaries as follows:

- 18m to the eastern boundary
- 28m to the closest southern boundary
- 21m to the western boundary