

32 Rock Road

Royston

Hertfordshire

SG8 5EU

DESIGN & ACCESS STATEMENT

Single storey rear and side rear extension, internal alterations and Loft conversion with Mansard.



Introduction

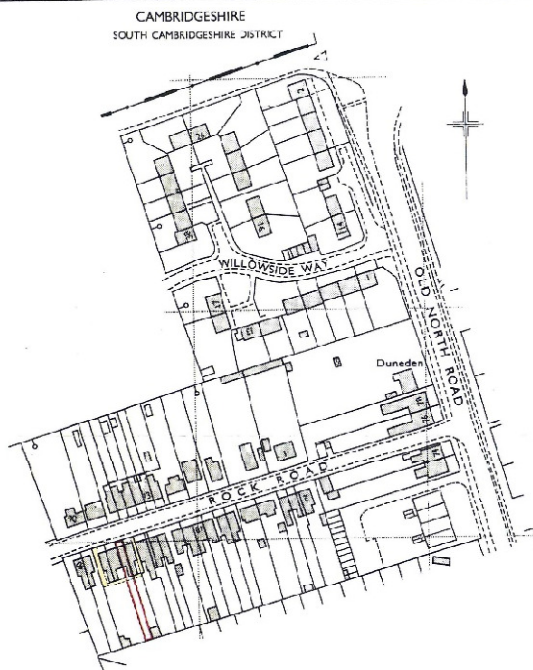
The property is situated in the northern part of the town of Royston which is a desirable and established residential locality. It is amongst properties of similar age and type of construction and within close proximity to all the general residential facilities and in particular the Railway Station and Tesco's Superstore.

The property is situated on a relatively level site on a plot that is essentially rectangular in shape. The property fronts onto the pavement and has a small front garden and a rear garden with a Garden shed at the bottom of the long-grazed lawn. There is no garage or car parking space within the property, but street parking is provided with no restrictions.

The property is of a similar age, type and design to adjacent properties and over recent years there has been a good demand for properties in the area that have been the subject of extension and renovation with development as single store extensions and some into the roof space. The neighboring properties in Rock Road have been extended and renovated in this way, and it is now proposed to do so to 32 Rock Road in the same style.

The Property is Freehold and Title Plan HD 201021 and was purchased by the Applicant in 2019.

H.M. LAND REGISTRY		TITLE NUMBER HD201021	
ORDNANCE SURVEY PLAN REFERENCE	TL 3541	SECTION F	Scale 1:1156 Enlarged from 1:2500
COUNTY HERTFORDSHIRE	DISTRICT NORTH HERTFORDSHIRE	© Crown copyright 1980	



The property is a two-storey mid-terrace house and was originally built around 1950, it is not Listed nor in a Conservation Area. It is of traditional construction with solid brick walls under a pitched roof covered with slate. The current gross internal floor area of the property is approximately 71.5 m2.

The property has no listing with North Hertfordshire Council Planning records for any extensions since 1974. No evidence of any extensions have surfaced in the searches carried out by the owners prior to their purchase in 2019. The only Building Control evidence relates to BC/09/06733/CPS/NH dated 20 August 2009 for the Gas Safe record.

The Applicant was advised on purchase of the Property that:

- No Building works including extensions removal of walls have been undertaken.
- No change of use
- No change of windows or doors since 2002
- No Solar Panels have been installed
- There are no Trees on the property that are the subject of a Tree Preservation Order
- Some damp-proof works have been undertaken to walls
- The property is not subject to Flooding
- The property has no evidence of subsidence
- An Energy Performance Certificate for the property was valid at the time of purchase but the Certificate expired on the 2nd August 2024
- An Anglian Water Services sewer crosses the property, and this will be built over by the Extension. The Applicant, will subject to Planning Approval, apply for a "Build over Agreement"

It can be seen though that the property has been internally renovated by the current owners which did not require any approvals. However, this only provides for a small galley kitchen and the conversion of rear most lean-to construction into a utility room.



Current Provision

The front of the property is set back from the pavement in Rock Road with a boundary fence and a small front garden of approximately 11 m² which is 2800 mm deep with a 1400mm wide pavement.

The property has two living rooms, two bedrooms and a bathroom and kitchen with a utility room, a long external rear garden only accessible from within the property of 127 m² which is a combination of decking and soft landscaping.

The property is built using traditional materials and main building walls are solid brickwork and the main roofs are a simple inclined rafter and purlin structure, and the rear area is a lean-to roof. The external walls are solid 9" local Cambridge Yellow Stock brickwork and in parts 4 ½ " brickwork with no insulation. The roofs are slate roof tile on battens and roofing felt, insulation is at first floor ceiling level in the loft; it is not known if the lean-to roof incorporates any insulation. The existing UPVC double glazed painted windows exist in the main house with timber single glazed windows to the lean-to utility room.

Overall, the energy performance of the existing property has been rated at Energy PC Rating of D though this did expire on the 2 August 2024. These proposals will have a significant effect on improving the thermal performance of the property due to the improved Roof and Wall insulation throughout all of the property except for the existing brickwork 9" walls.



Application

This application is to extend at Ground Floor to both the side and to the rear to increase the size of the Kitchen and to provide an open plan living area infill incorporating a sitting and dining area, further that the Roof will be extended and modified to provide an additional Bedroom and ensuite bathroom. This proposal is similar to that at 26 Rock Road as shown in the photo below.



The extensions provide an additional internal floor area of 18.94 m² on the Ground and 26.48m² within the loft.

The extensions will be constructed using the same historic materials of the original property to blend in with the existing and that of the neighbouring properties. The renovation will use the same reclaimed Cambridge Yellow stock bricks from the demolition of the existing walls supplemented as necessary. The new rear Bi-fold doors will be timber painted with a timber frame gable end window over. The new window to the loft bathroom will be UPVC as the existing other windows. Over the side rear extension will be a Patent Glazed rooflight that will be capable of providing safe Means of Escape for the rear first floor bedroom. Velux rooflights will be provide within the existing part of the rear roof and a new mansard constructed over the rear part with standing seam Grey cladding and low pitch roof over.

The internal layouts are enhanced by creating an open plan area with the removal of the rear chimney breast at ground first and loft space to allow for the relocation of the staircases. The existing staircase is currently steeper than current regulations and this alteration allows for the stairs to be modified to current standards. The Staircases have been designed and positioned internally to provide a protected staircase and hallway to the front door.

The front of the property is unaltered.

The extension and renovation therefore providing a family home of three bedrooms and two bathrooms with open plan kitchen / living accommodation and on-street parking with a rear garden.

Design Considerations/Materials

Front Elevation

No alteration

Rear Elevation

The rear part of the house is to be extended with Cambridge Yellow Stock bricks to match (potential use of existing bricks removed as part of demolitions the full width of the property to allow the creation of an open plan kitchen as a live in/ live out space to a patio. The boundary walls to the garden are timber fences that will be modified to suit including the relocation of the cross-property garden gates to be agreed with the neighbours.

Roof

The rear of the existing first floor pitched roof will be part removed, and a mansard constructed to incorporate a rear facing window and Velux Rooflights to the bedroom. This is in keeping with the same roof extension to a neighbouring property in the same roof materials to match.

Windows

As noted above

Summary

The Applicant now wishes to provide a renovation of the property to provide for a family use the property with these further extensions.

The outlook from the property to the front is unaltered .

The location of the neighbouring properties is such there is no additional overlooking, and the privacy of the neighbouring properties and amenity space is not compromised.

Use: The ground floor extension provides an open plan kitchen with internal alterations to give a WC and open planning living and dining accommodation. An additional ensuite bathroom would serve the new loft bedroom and the existing second first floor bedroom could be used as a study/single bedroom all for the enjoyment of the dwelling house

Amount: The proposed additional net internal floor space is as follows:

Existing ground floor 37.46 m² , and existing first floor 34.45 m² giving a combined total of 71.9 m².

The proposed extension infilling will provide an additional 18.94 m² to the ground floor of the house and the loft an additional 26.48 m².

Overall, the property in total including the infilling and loft would be increased from 71.9 m² to 117.46 m² a total gain of 45.42 m² floorspace.

Scale: No alteration.

Layout: The plan form infills within the existing and a rear extension of 2500mm internally.

Appearance: The proposals will be in matching materials, as necessary.

The property could also benefit from solar panels on the existing retained rear roof to provide an improvement in the renewable energy potential of the existing property, but none are proposed at this time.

Landscaping: The existing patio will be adjusted within the garden to serve the rear of the living space and the kitchen to the south facing garden.

Accessibility: Not applicable

Pre-Application Advice: None

30 January 2025