203 Baldock Road, Letchworth Garden City, Hertfordshire SG6 2EJ
DESIGN & ACCESSS STATEMENT

Clients – Mr & Mrs Warren
Application for extension of a detached house.



1. CONTEXT
   203 Baldock Road is on a largely residential street outside the centre of the Garden City. It sits between a similar detached house and a petrol station with a large canopy at high level.

   The property is outside the Letchworth Conservation Area.

2. SITE
   The site has an area of 1085.35 sq m and from the back of the existing house the rear garden is 45 metres long.

   The existing building is from the early twentieth century and is a compact detached house with four rooms on the ground floor and four bedrooms above. The house is unusual in that the rear elevation signifies a main entrance as does the front.

3. PLANNING ISSUES

   The Letchworth Garden City Design Guidance states that:
   Rear extensions are usually the most practical and acceptable way on enlarging your home.

   In relation to the depth of the extension it says that:
   The maximum depth which any new building should be from the original back wall of the property is generally up to 3.65 metres. There are occasions when it is admissible to exceed this.

The situations where this would be possible are where the property is over 4 metres from the nearest house and the garden is more than 20 metres long. Both are the case here.

4. THE PROPOSALS

A. REASONS FOR EXTENSION

The current owners have an increasing family and need extra space. The house is not big enough for entertaining and needs enlarging and up-dating to meet the needs of a modern lifestyle.

B. DESIGN PRINCIPLES

Following the recommendations of the Letchworth Garden City design Guide the design is intended to reflect and compliment the existing building. The roofs to the extensions have been designed with pitches in plain tiles to match the existing. New windows have been designed to copy the existing except where the design of the space is such to demand something different. The use of materials generally matches the existing.

C. AMENITY SPACE

The property has a large garden over 45 metres long which will not be significantly affected by the proposals.

D. PARKING

The property has an existing garage and space for two cars at the front. This provision will not be affected.

E. SECURED BY DESIGN

The design has been developed with Secured by Design principles in mind and the following items will be put in place:

- The main entrance door will be controlled by a video entry system.
- All entrance doors will be PAS24 compliant.
- Ground floors doors and windows will be BS7950 compliant where possible.
- Security lights with PIR switching will light the rear garden and front area.
- The house will have a security alarm with Red Care.

F. SUSTAINABILITY

The proposals seek to address several sustainability criteria. These are:

- Conservation of energy. The existing building is uninsulated and single glazed. The proposals aim to upgrade the insulation in the roofs, including the main roof and the extension with be built to above the current Building Control standards. The property will exceed the current standards for Standard Assessment Procedure calculations.
  The house will have A+ rated system boiler for heating and hot water.
- Reducing waste. The building design and site waste management will cover the pre-construction, construction and post construction phases.

  A number of measures have been identified which will go towards reducing the amount of waste created in developing the site. These are:
  - Reuse of demolition waste on site where possible and recycling of other waste.
  - Use of modular components to avoid waste from cutting.
  - Take-offs of materials needed to avoid over ordering.
- Water use. The reduction of water consumption will be sought through the

specification of water efficient fittings. Rainwater will be collected for garden use.
- Materials. The specification of recycled and recyclable materials will be prioritised. Materials from local sources will be preferred to reduce their carbon footprint.
- Existing Site. The development, using an existing building, maintains the building's embodied energy.

G. DISABLED ACCESS

It is not needed by the current owners to convert the building for full disabled access but provision will be made to allow this if this changes in the future. Specific provisions are:

- A panel in the floor will be provided to allow retrofitting a passenger lift.
- The ground floor WC is large enough for disabled access standards and could be converted to a shower room.
- The study could be converted to a bedroom.
- Enlarging the entrance hall allows for wheelchair turning circles.

A level threshold will be provided to the new extension.

6. SUMMARY

The proposed development will ensure the continues us of an existing building for the foreseeable future and adapt it for its owners' needs. We have addressed the legislative frameworks for the changes and will address the issues of sustainability and disabled access where possible within the controls of listed buildings legislation.