

Design & Access Statement

28 Downlands
Baldock
Hertfordshire
SG7 6SY



Context

The property is located on the popular Clothall Common estate in Baldock and is southeast facing. The two storey semidetached dwelling has two bedrooms, a generous sized garden to the rear of the property and parking for 2 cars.

Description of the Proposed Development

The current property is not fit for current day living requirements, there is no ground floor WC or space to adequately work from home.

The proposal is to build a single storey rear and part side extension to improve circulation space and create a working from home area. The occupier has evolving health needs that may require a wheelchair in the future, the new ground floor shower room and widened doors are essential to the scheme.

The extension is sited in the rear northwest facing garden and will not negatively impact the adjoining neighbour's daylight.

Appearance

The design seeks to comply with D2 of the local plan, the works will be built in matching red face brick, with the roof style being gabled to mimic the existing dwellings characteristics. Two roof lights will be positioned to the street side of the roof to improve natural lighting within the home and will not negatively impact the neighbouring dwelling. The proposed window and doors style are to be in keeping and not cause detrimental harm to the area. As per policy D1 of the local plan all rainwater will be directed to a new soak away located in the rear lawn. The rear garden will have a good sized lawn surrounded by an easily accessed permeable patio.

The property sits considerably lower than the pavement and road, the proposed roof line of the extension has been designed to be as low as possible so as not to disturb or dominate the openness of street scene. The rear extensions depth has been significantly reduced from the previously proposed scheme and sits over a meter from the boundary, reducing impact upon the adjoining neighbour.

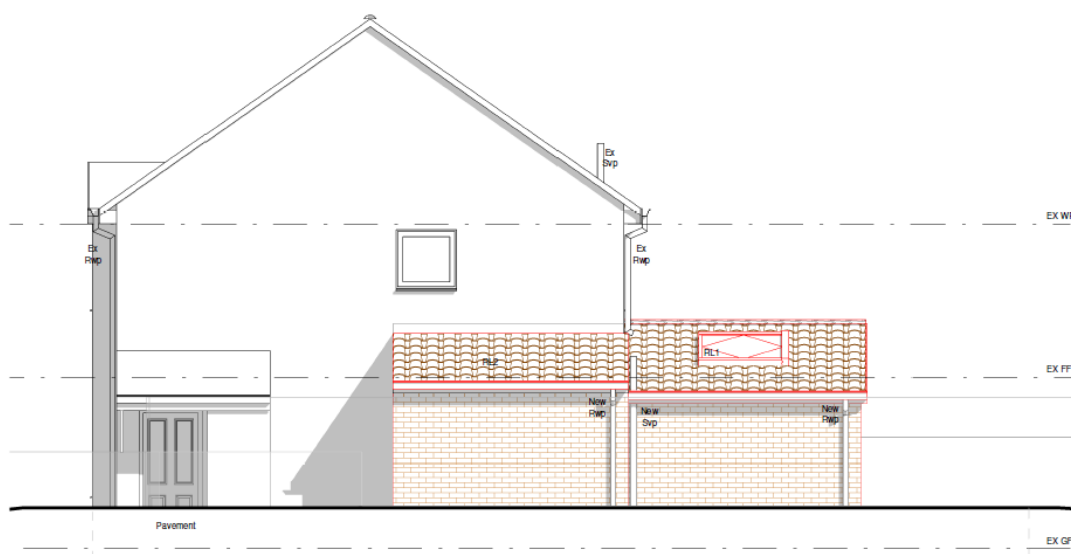


Fig 1: Proposed East Elevation demonstrating level changes between the property and road.

Justification/ Conclusion

This application proposes to improve the quality of life for its inhabitants via a modest single storey rear and side extension, creating well designed accessible spaces within the home.

The scheme has been designed to alleviate all concerns raised in the previous application 24/01367/FPH and dramatically improve the properties' poor design.

The extension does not dominate or cause detrimental impact to adjoining properties or the street scene, complying with Policy D2 of the Local Plan.

The revised proposal demonstrates that the extension is in keeping with the local vernacular and validates that it will not harm the existing dwelling or adjoining properties due to its reduction in size and siting. This application listens to previous feedback and shows compliance of policies set within the Local Plan and NPPF and is a wholly appropriate proposal.



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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Home Extension Team
20/09/2024