

Design and Access Statement

Two Storey Side and Single Storey Rear Extensions

3 Stamford Avenue
Royston.
Cambs.
SG8 7DD.

For Mr. Rob Halfyard

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1.0 Application Site

The application site is with the heart of the Hertfordshire town of Royston a short distance from Melbourn Road (A10).

The photograph below shows the site context with the application site boundary in red.

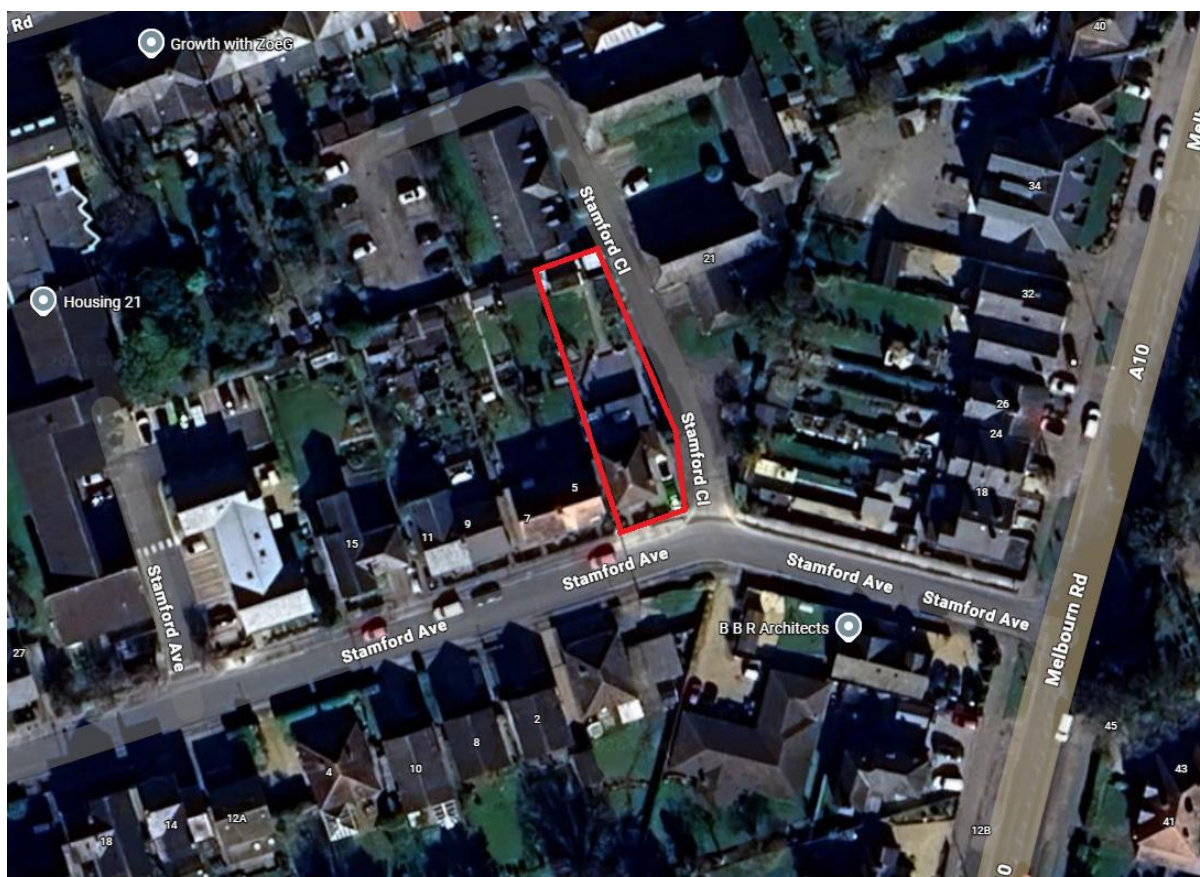


Figure 1 – Aerial View of Site (red line boundary indicative for representation)

The application site does not sit within a Conservation Area and it is not listed.

The front elevation has an open aspect with off road parking for two vehicles.

There are passageways to both sides of the property which provides access to the rear garden.



Figure 2 – Front Elevation



Figure 3 – Side Elevation



Figure 4 – Rear Garden

The existing property has previously had a rear single storey extension. This was approved in July 2017 under planning application reference number 17/01446/1HH.

2.0 Submission Proposals

The application is to construct a two-storey side extension and single storey rear extension to replace an existing single storey attached garage.

The original garage which is being removed has a ground floor area of 13.8m². The new construction which replaces it has a ground floor area of 23.9m². Therefore, a total ground floor area increase of 10.1m² is proposed.

The applicant has a young family and this proposed is intended to increase the ground floor living accommodation by providing a playroom and home office and at first floor level providing an additional master bedroom suite and modifying the existing internal layout to ensure the fourth bedroom is a functional bedroom and not simply a box room.

The intention of the design is to make the extension sit sympathetically alongside the original host dwelling.

The facing materials proposed are to all match the existing, and the hipped roof form of the two-storey side extension nicely compliments the existing house.

The single storey infill extension is to be a continuation of the existing single storey rear extension therefore tying all of the structures together in a complimentary fashion.

4.0 Materials Selection

All new materials detailed within the application forms are to be the closest matches possible to the existing to remain in keeping with the existing dwelling and this is clarified on the submission drawings.

5.0 Vehicle Parking

The existing parking provisions are not affected by the proposals.

6.0 Conclusions

The overall ground floor area increase following removal of the existing single storey garage block is limited to 10.1m².

The structural form of the extension has a hipped roof structure matching the host dwelling to ensure the design is appropriate and respectful of the original dwelling.

The property itself maintains two off road parking spaces, and substantial existing rear amenity space.

We therefore consider the submission proposals appropriate for planning approval.