

DESIGN AND ACCESS STATEMENT

Householder Planning Application by Mr McCarthy and Ms Pillai

The Barns
London Road
St Ippolyts
SG4 7NE

Proposed two storey front extension, first floor upward extension and single storey rear extension



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RTPI
mediation of space · making of place



1. Background

- 1.1 This statement has been prepared in support of a householder planning application for a two storey front extension, first floor upward extension and a single storey rear extension to The Barns, London Road, St Ippolyts.
- 1.2 The property secured planning permission for a similar proposal in June 2021; with the addition of a two storey rear extension but, the scheme was not implement and has now expired. This application seeks to secure permission for a proposal of similar nature but, address a number of issues which were not fully considered in the previous application and improve the overall aesthetic of the property.



Image 1 – Existing front elevation (south-west)

2. Design and Access Statement

Response to Context

- 2.1 The Barns is a linked attached 3 bedroom dwelling located on the London Road between Hitchen and St Ippolyts. The property is set back from the highway and forms part of a small residential development.
- 2.2 The property provides a mature appearance and is not listed, nor within the Conservation Area and there are no trees in the vicinity which are subject to Tree Preservation Orders (TPO).
- 2.3 The pedestrian and vehicle access is owned by The Barns but is shared with the adjacent Green Oak Barn which, is a two storey dwelling.
- 2.4 The property is a split level dwelling; set over 3 floors. The property offers the appearance of a single storey dwelling to the frontage but, provides two storey accommodation to the rear by being partially set below ground level.
- 2.5 The property lies within Flood Zone 1 (low probability of flooding) in accordance with the EA's current floods maps for planning and a Flood Report is not required.

Use

- 2.6 The use of the property as a single family dwelling will not change as part of this proposal.

Amount

- 2.7 The existing property GIA is 201 square metres including the attached garage and rear single storey bathroom projection. The footprint of the property is 139 square metres.
- 2.8 The proposal includes a two storey front extension, first floor upward extension, single storey rear extension and removal of the rear single storey bathroom projection. This would increase the footprint by a very modest 2 square metres from 139 to 141 square metres.
- 2.9 The overall GIA would increase from 201 to 240 square metres which would equate to a 20% increase but, the majority of the increase would be the first floor upward extension and above existing built footprint.



Image 2 – Existing front/side elevation (south)

Layout and scale

- 2.10 The proposed two storey front extension would provide an enlarged entrance hall on the ground floor and master bedroom ensuite on the first floor. The existing garage will be converted to provide a utility/boot room to the front and a family dining room to the rear with views onto the private rear garden. The single storey rear extension would help create a useable family dining room.
- 2.11 The principal entrance will be centrally located within the elevation rather than set to one side as previously indicated within the 2021 approval.
- 2.12 The existing side elevation full height windows (facing Green Oak Barn) will be infilled with facing brickwork to improve privacy between the property and Green Oak Barn. A new high level window (cill minimum 1.7m high) is proposed to retain natural light into the kitchen.
- 2.13 To the rear of the property, the existing lower ground bathroom will be removed and the internal layout reconfigured to provide 2 larger bedrooms with shared bathroom. The bathroom will receive a new window for natural light and ventilation. The upper ground floor will be retained as the family lounge.
- 2.14 The biggest improvement will be the new first floor element above the existing single storey building. The first floor will provide accommodation for a new master bedroom and guest bedroom with ensuite bathrooms. The proposed layout will increase the property from 3 to 4 bedrooms.

- 2.15 The removal of the existing lower ground floor bathroom in the rear garden will enable the existing separate rear gardens to be enjoyed as single unit. This will greatly improve the private amenity space for the property.
- 2.16 The proposals would be domestic in scale and remain subservient to the adjacent dwelling. It is noted that elements of the proposal could be completed under permitted development but, have been included for completeness.



Image 3 – Existing rear/side elevation (north)

Appearance

- 2.17 The existing property is a mixture of red facing brick and dark stained timber cladding under a natural slate roof. The frontage single storey element is mostly facing brick with timber cladding applied to the right hand gable only. The rear two storey element is a combination of facing brick, timber cladding and larger section of glass. It is noted, the rear and southern side elevation of the two storey element is facing brick only.
- 2.18 The frontage (street scene) appearance is less ‘barn like’ than the rear element and more akin to a traditional single storey dwelling.
- 2.19 The proposed two storey front extension and first floor upward extension seeks to address the external appearance of the property to improve the overall aesthetic.
- 2.20 The 2021 approval included a shallow pitch roof profile which sits uncomfortably above the host dwelling. This proposal has been carefully designed with an increased roof pitch to create a traditional gable fronted property with exposed rafter feet; whilst remaining subservient to the adjacent Green Oak Barn.
- 2.21 The first floor extension will continue with facing brick (to match existing) with brick banding and corbelling detailing. The front door will include an oak framed canopy above to formalise the principal entrance.
- 2.22 Following the removal of the lower ground floor bathroom, the side elevation will see the installation of windows/cladding to replicate the existing on the lower ground and retention of the upper floor French doors. An external glass balustrade will be installed to provide protection from falling to create a Juliet balcony.
- 2.23 The single storey rear extension will be constructed of facing brick to match with a small balcony above leading from the master bedroom. The location/orientation of the balcony ensures privacy to the surrounding properties.

- 2.24 The rear elevation will see the installation of a window on the lower ground floor to the existing shared bathroom and a larger 'gable' type window for the upper ground lounge. The upper ground window will be set at high level for natural light only and replaces an existing window.
- 2.25 The property will also see a number of external enhancements to include: replacement fenestration, new rainwater goods and a general overall to freshen up the tired external appearance.

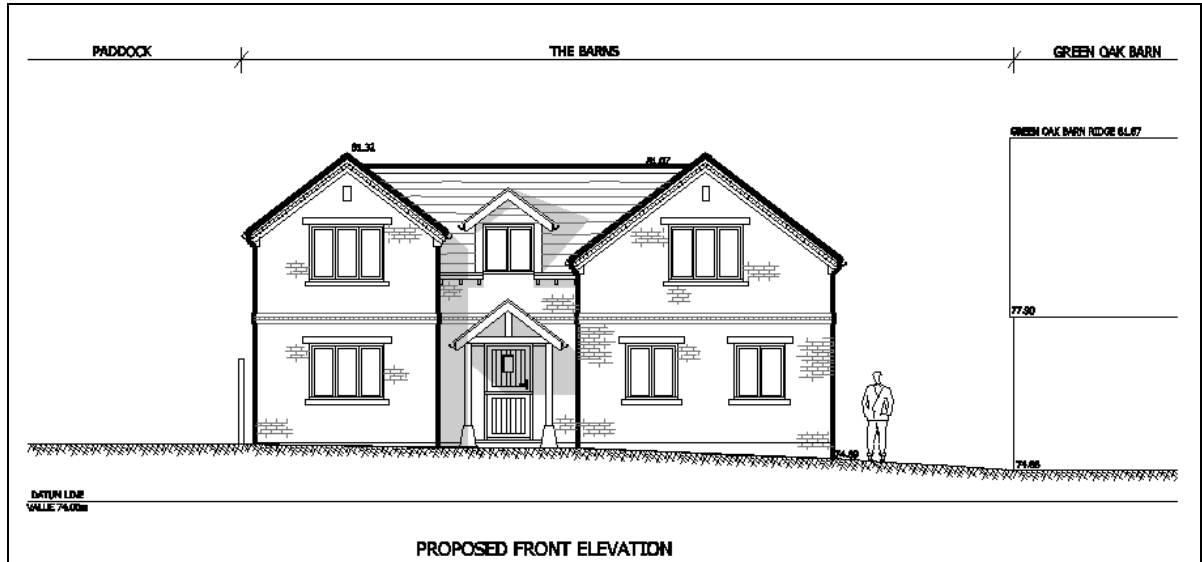


Image 4 – Proposed front elevation (south-west)

Landscaping

- 2.26 To the front of the property, additional soft landscaping will be introduced alongside the side boundary and in front of the house to soften the street scene appearance. The existing front boundary will be retained, reduced and maintained to create a formal 'soft' boundary with car parking to the rear.
- 2.27 To the rear, the removal of the projecting single storey bathroom will enable the existing rear divorce gardens to function as a single entity. Additional soft landscaping will enhance the general experience within the garden and provide screening to the north.

Access and parking

- 2.28 The existing pedestrian and vehicle access will be retained. The driveway will be formalised to create parking to the frontage boundary and away from the dwelling. The drive will be able to accommodate in excess of 3 vehicles.
- 2.29 The driveway is owned by The Barns but, clear access will be maintained for Green Oak Barn.

3. Sustainability

- 3.1 The proposed construction will fall under current Building Regulations and where feasible, the external fabric will be enhanced to reduce energy consumption.
- 3.2 All new sanitary appliances will be installed with flow restrictors and WC's will include dual flush systems.
- 3.3 LED light fittings will be installed throughout.
- 3.4 Water butts will be installed to harvest rainwater for the new landscaping.

4. Conclusion

- 4.1 In conclusion, this proposal seeks householder planning permission for a two storey front extension, first floor upward extension and a single storey rear extension. A similar scheme was approved in 2021 but has now expired. This application seeks to renew a similar application but seeks to address some fundamental design concerns from the 2021 scheme and also, omits the proposed two storey rear extension.
- 4.2 The proposal has been carefully designed to enhance the property, avoid impacting on the setting or character of the local area and amenities of the adjacent neighbours.
- 4.3 It is contended the proposal contributes to a positive impact on the property and planning permission should be granted.