N.H.D.C.
16 APR 2018

DESIGN & ACCESS STATEMENT

Proposed single storey side extension, first floor alterations, replacement garage and new ground floor study
19A High Street, Barkway, Royston, Herts SG8 8EA

Use
Following consultation with the Conservation Officer; Mark Simmons and Planning Officer; Naomi Reynard, the idea of a first floor extension to obtain an additional Bedroom has been abandoned. Now the idea is to construct a ground floor recreation room as an extension which could double up as sleeping accommodation for guests visiting.
Single storey ground floor extension proposed comprising a porch entrance lobby and ground floor WC, the latter more convenient to serve a young family (two children) since at present only a first floor facility.
First floor alterations proposed could in the future be adapted to provide a very much smaller en-suite to Bedroom 1 and a very small Bedroom 4 but at present the sacrifice of a bath is not acceptable. Initially the partition will be removed over the void to the kitchen and the area floored over.
The present garage clad in asbestos sheeting does not contribute to the listed building setting and needs repair anyway. Therefore the decision is to scrap the structure, slightly extend the width and length of the footprint and rebuild in masonry with a pantile roof.

Amount
The lean-to extension mainly to the comparatively recently built extension provides minimum floor space for the designated uses and is limited in width to enable minimum vehicle access width to be provided between the new structure and the boundary fence.
The proposed study is standard minimum size, slightly increased over the existing footprint.
The proposed study is considered not excessive and may also provide guest sleeping accommodation since the first floor extension proposed originally was considered unsympathetic to the listed building mass.

Layout
The path and entrance lobby proposed creates weather protection to the existing rear come main entry point to the property with a convenient WC facility.
The existing site layout dictates siting and gives convenient access from the existing habitable accommodation.

Scale
The single storey lean-to extension does not detract from either the setting of the listed building or impact detrimentally on the street scene.
The Garage mass is less in height to the existing garage on the boundary of the neighbouring property, therefore is considered to have an acceptable relationship.
The proposed study extension has a part tiled and part flat roof to avoid fouling the first floor windows.

Landscaping
Existing ground surface finishes will be maintained and no additional landscaping is proposed.

Appearance
External finishes to the ground floor extension will match in with the existing, namely handmade clay tiles to the roof and marked out rendering to the walls. Windows will match (and be re-used) the existing.
Since the adjacent garage has a pantiled roof and outbuildings on the opposite boundary, it was decided to suggest a pantiled finish to the roofs of the rebuilt garage. Smooth rendering is proposed to the walls but unmarked panels.

Access
Vehicle and pedestrian access to the site will not be affected by this proposal.