BRD

STUDIOS

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DRAWINGS: (Drawings included in the on-line submission)

007-BRD-00-XX-DR-A-0001-SITE-LOCATION PLAN (1:500 @ A3)

007-BRD-00-XX-DR-A-0002-EXISTING–PLANS & ELEVATIONS(1:100 @ A1)

007-BRD-00-XX-DR-A-0003-PROPOSED–PLANS & ELEVATIONS (1:100 @ A1)

007-BRD-00-XX-DR-A-0004-PROPOSED–3D VISUALS (NTS @ A1)

REVISIONS

Revision P1: 11/05/18

1.0

INTRODUCTION

1.1 PURPOSE OF STATEMENT

This report is submitted as a Design and Access statement, additional information in support of a householder Planning Application for the extension of 7 Meadow Way, Codicote.

The applicant is proposing a single storey extension to the side of the existing dwelling and a first floor extension to the rear, together with additional landscaping works to the grounds. The report describes the background to the proposed development and the design objectives behind the appearance of the proposed extension.

1.2 BACKGROUND INFORMATION

APPLICANT: Mr & Mrs Clark

AGENTS/ DESIGNERS: BRD STUDIOS

CLIENTS BRIEF: This application relates to the removal of an existing single storey lean-to roof to rear of the property and a first floor extension over the existing footprint, consisting of 2no. additional bedrooms, and a remodelled bathroom. Together with single storey side extension at ground floor level.



Fig 1: Arial map

2.0

SITE DETAILS

2.1 LOCATION AND SITE PLAN

7 Meadow Way,
Codicote,
Hitchin,
Hertfordshire
SG4 8Y

2.2 DESCRIPTION

The property is an end of terrace 1950's build, with masonry walls, clay tiles and white PVC windows. The proportions of window and floor heights are of modest nature typical of this period, with houses either side of its boundary and at the northern end of the site.

2.3 SITE CONTEXT

7 Meadow Way (refer to picture 03) is situated within the historic village of Codicote, Hertfordshire. The historic buildings within the village are typically timber-framed and chequered brick houses. However generally throughout the area there is a mixture in appearance and styles of architecture that reflect the period of development.

The properties within close vicinity of 7 Meadow Way were built around the 1950's and are brick houses with clay tiles.



PICTURE 01



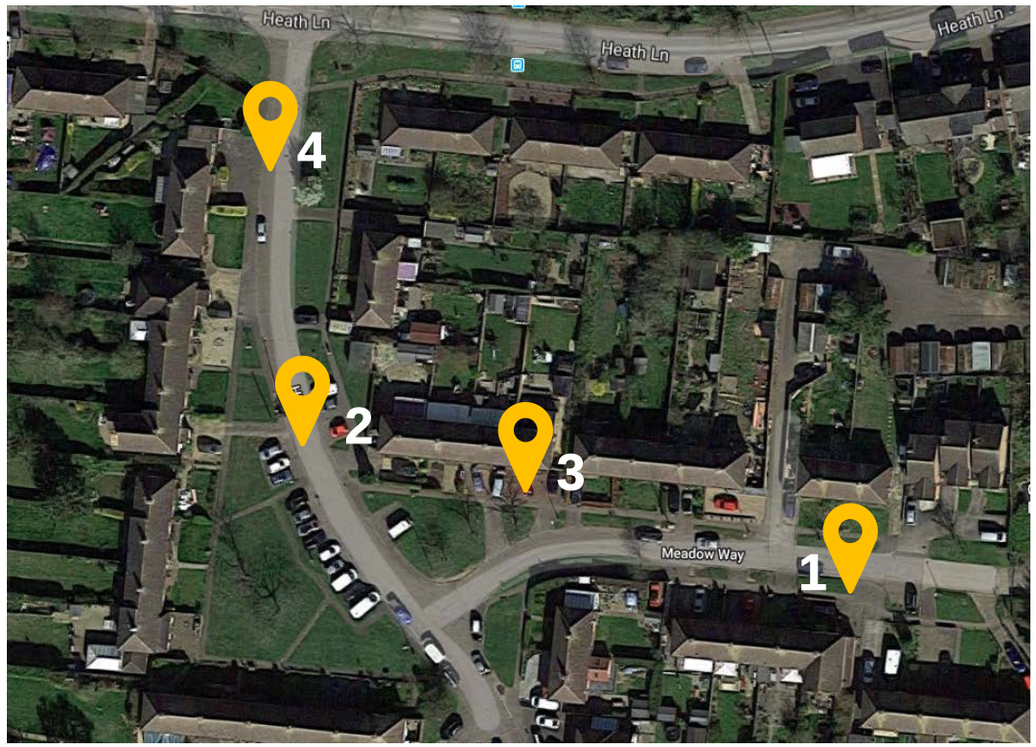
PICTURE 02



PICTURE 03 (7 Meadow Way)



PICTURE 04



3.0

SITE AND AREA APPRAISALS

3.1 PLANNING HISTORY

Planning Reference: 07/01741/1HH
Date of Application: 17/07/2007
Decision: Conditional Permission
Decision Date: 10/09/2007
Description: Part 2 storey and part single storey rear extension.

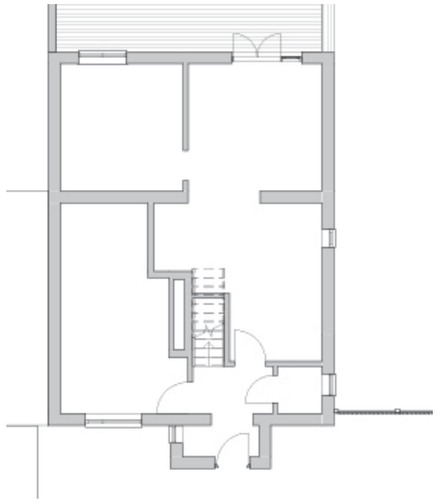
3.2 EXISTING PRECEDENT

The surrounding area has precedents for a single storey side extension and general changes to the front elevation which support this application (refer to page 4 for examples).

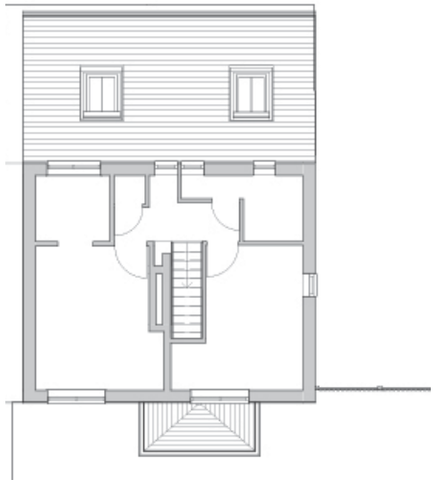
3.3 CONSULATIONS

The owners of the property have discussed the intended proposals with the direct adjacent neighbouring owners, as listed below:
No. 05 Meadow Way
No. 09 Meadow Way

Both of these parties are aware of the extension proposals, which resides behind the existing line of the building. Neither, have voiced any concerns, and have no objections to the proposed design.



EXISTING GROUND FLOOR



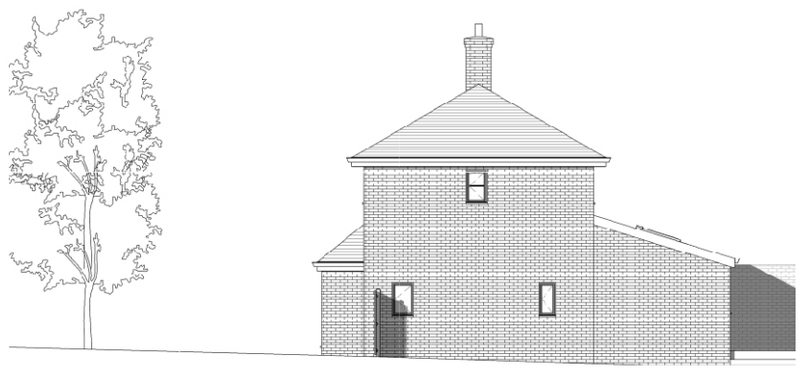
EXISTING FIRST FLOOR



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

4.0

DESIGN PRINCIPLES

4.1 DESIGN GUIDE

The proposed side and rear extension will increase the amount of habitable floor space at first floor level, including 2no. bedrooms and a family bathroom within the curtilage of the existing footprint. This is achieved by extending upwards at the rear of the property over the previous rear extension, introducing a new gable end.

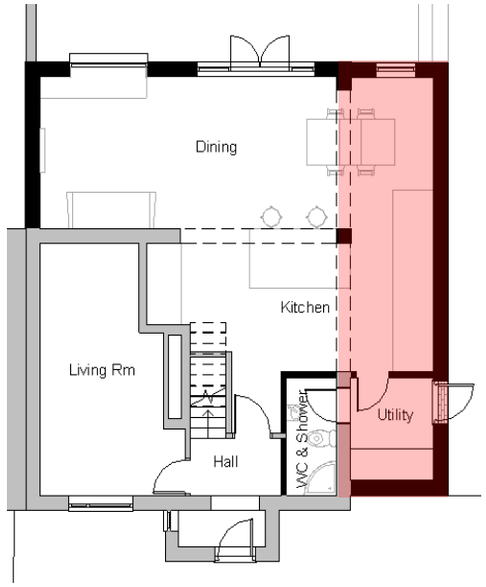
The ground floor side extension together with some internal alterations will provide an open plan kitchen/ dining and living space, with large double doors onto a new landscaped terrace. Two large windows will look out to the rear garden, and together with three rooflights located within the side extension pitched roof, will provide a light and airy environment.

The overall appearance of the new proposals will generally match those of the existing property and surrounding buildings, whilst introducing modern detailing to the elevational treatment.

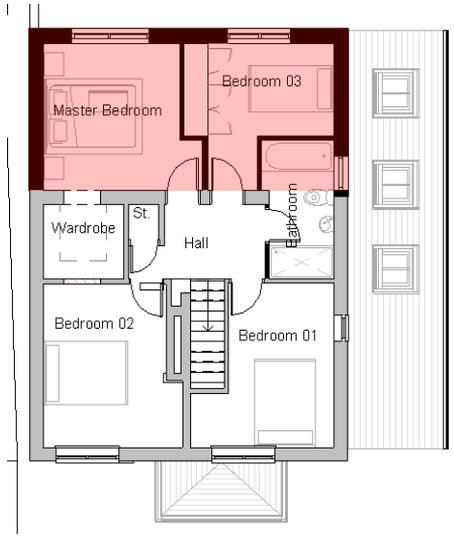
The first floor extension will be constructed in masonry and finished with a rendered coat, this will be constructed on top of the existing masonry wall. The existing roof tiles are Mendip interlocking tiles and the roof of the new extension will be constructed in a similar material to match. The side extension will be constructed out of masonry with brickwork to match the existing.

New windows created within the proposals will be PPC aluminium, finished with a dark grey coating (colour tbc), with the aluminium flashing to the box window coloured to match (refer to details on page 8).

The Double doors at ground and first floor are will match the proposed windows with the Juliet balcony constructed out of steel and painted black.



PROPOSED GROUND FLOOR
(Proposed extension highlighted in red)



PROPOSED FIRST FLOOR
(Proposed extension highlighted in red)



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

5.0

DESIGN AND ACCESS STATEMENT

5.1 INTRODUCTION

This 'Design and Access Statement' follows the Design and Access Statement guidance of set out on the Planning Portal website.

5.2 SCOPE OF PROPOSED DEVELOPMENT

This application includes the following scope of works:

- Demolition of single storey elements on the north elevation.
- Internal re-development of the ground floor footprint, including removal of supporting walls and structural alterations.
- Construction of a single storey side extension.
- Construction of the first floor extension to the northern elevation.

5.3 BUILDING MATERIALS

- Existing Roof: Clay tiled pitched roof
- Existing Fascia: Painted softwood.
- Existing Windows and External Doors: White PVC and Stained hardwood door.
- Existing Facing Materials: Traditional red masonry brick.

- Proposed Extension (Side Extension): Masonry to match existing
- Proposed Extension (First Floor): Off white render
- Proposed Extension Roof: Clay tiles to match existing
- Proposed Extension Windows: PPC aluminum colour tbc
- Proposed Extension French Doors: : PPC aluminum colour tbc
- Proposed Extension Rainwater Goods: PPC aluminum colour tbc.
- Proposed Extension Rooflights: Velux composite rooflights or similar approved.
- Proposed Extension Metal Work: Painted steel colour tbc.



Fig 2: Material treatment

5.4 ACCESS STATEMENT

The applicants site is a private dwelling with no change of use being proposed. Therefore DDA standards do not apply to the proposals. No changes are proposed to the existing access through the front door on Meadow Way and the rear stepped landscape proposed will comply with current UK building regulations.

5.5 TREE PROTECTION

This proposal does not include the removal of any trees or development within a tree protection area, therefore no report is required for this application.

5.6 LANDSCAPE

Refer to drawing 007-BRD-00-XX-DR-A-0003 for details.

HARD LANDSCAPE DESIGN

New paving to the rear of the site to provide access from the rear of the property to the garden. The paved area will provide level surface decking with steps down to landscaped garden.
Between the boundary wall and the proposed side extension there will be low maintenance gravel/ stone chippings, with external lighting provided to the pathway and along the rear façade.

SOFT LANDSCAPE DESIGN

There is no soft landscaping proposed for this scheme.

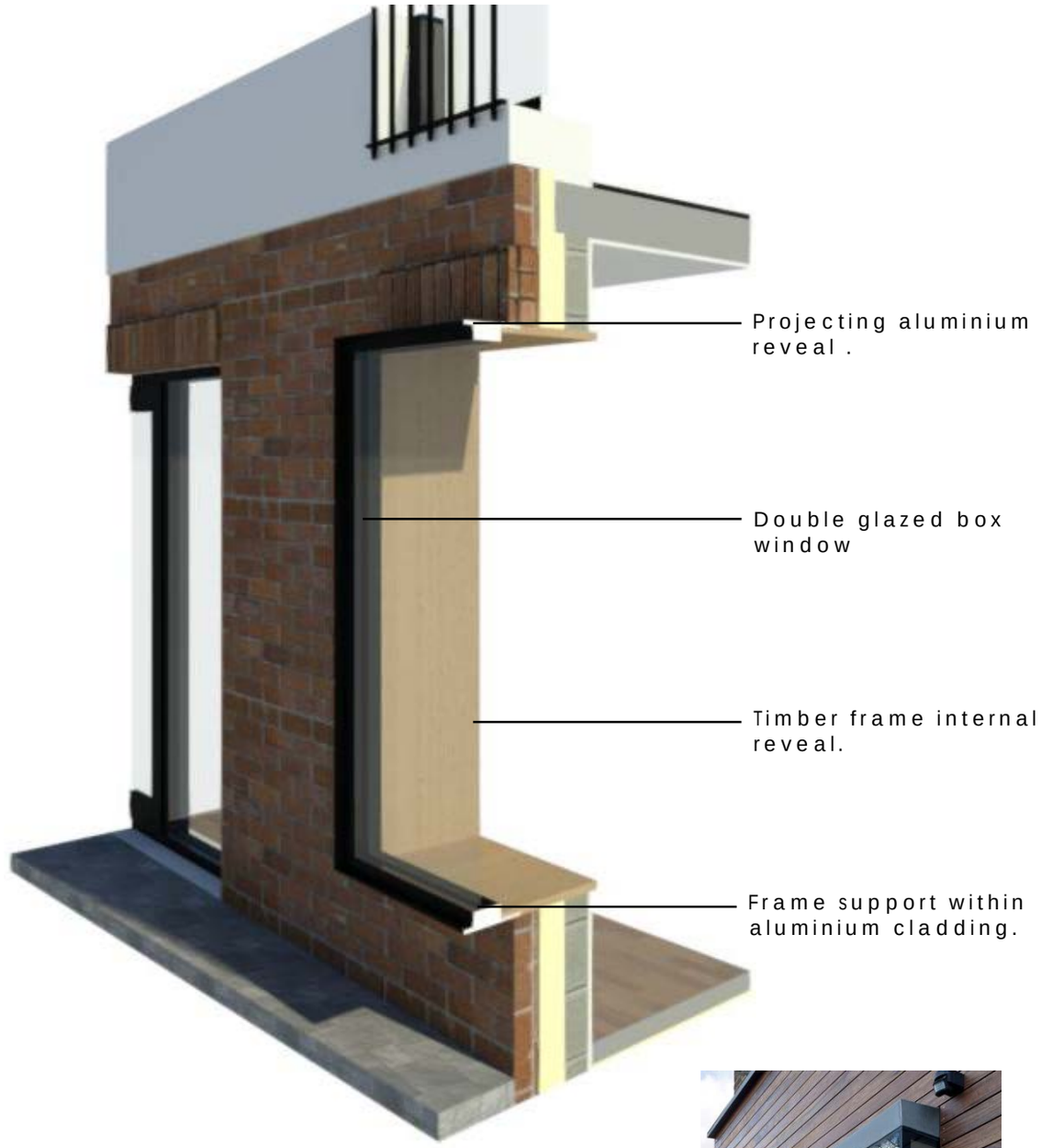


Fig 3: Box window detail

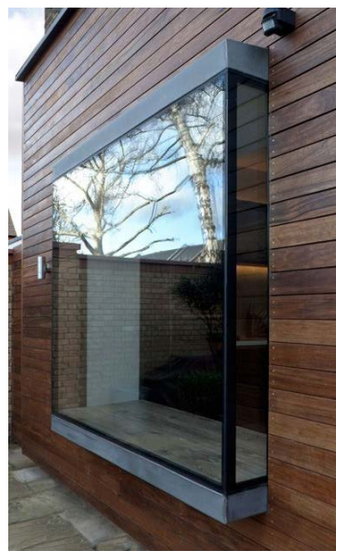


Fig 4: Existing window precedent

5.7 FLOOD RISK

As the property is not within a flood risk area, a flood ricks assessment is not required. Please refer to Fig 5 across for details.

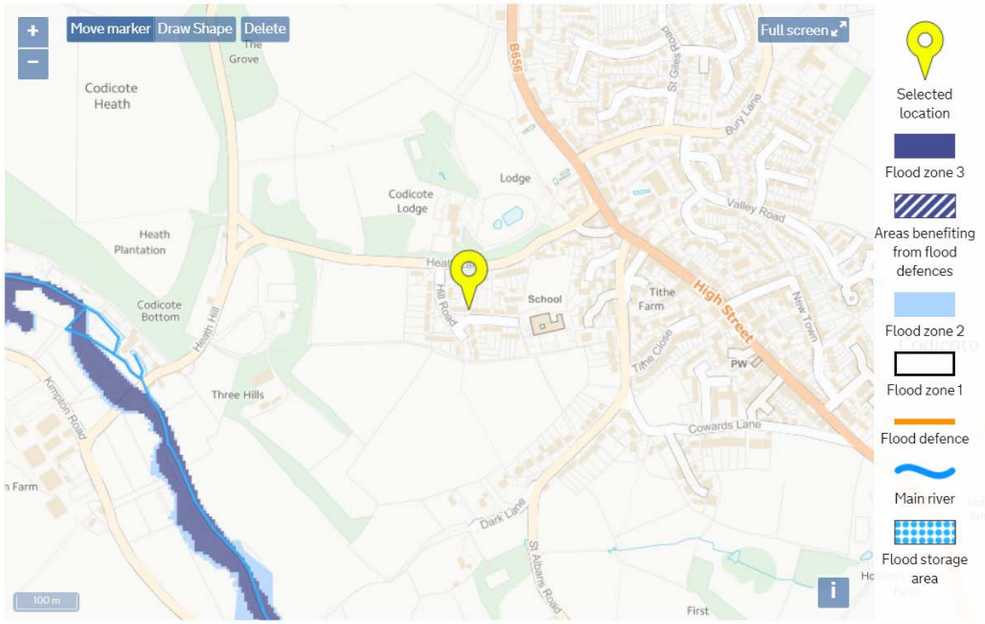


Fig 5: Flood map taken from gov.uk website

5.8 SUSTAINABILITY

The proposals will deliver an environmentally responsible extension with an exemplar construction approach.
Low energy design principles will be adopted where improvements are made to the building envelope and to the extensions, to minimise energy demand of the property through first fabric approach and proficient use of services.

Passive measures will be utilised to deliver energy efficient solutions for economic and social reasons.
The existing building and the proposed extension will meet the requirements of Building regulations Part L1B, in so far as is reasonably practicable, and in no case will be worse than the original building fabric. The following areas have been targeted for this proposed design:

1. Fabric First Approach - Improved Building Envelope 'U' Values and Air Permeability.
2. Natural Daylighting.

The building envelope will adopt construction standards to comply with requirements of the 2013 edition section 5.2.

ELEMENT	STANDARD Wm(m2 K)
Wall	0.28
Pitched roof – Insulation at ceiling level	0.16
Pitched roof – insulation at rafter level	0.18
Flat roof or roof with integral insulation	0.18
Floors	0.22
Windows & External Doors	2.2

Fig 6: 2013 Part L1B Section 5.2 Table for new thermal elements

6.0

CONCLUSION

6.1 SUPPORTING STATEMENT

This report demonstrates that the proposed first floor and side extension is of a similar scale and proportion to the surrounding extension precedents in the local area.

The proposed form and materials are modern yet sympathetic to the existing building and neighbouring properties.

Using a fabric first approach, the proposal will deliver a low energy construction and by building ontop of an existing structure, will upgrade and enhance the existing building fabric.

Applying the ‘planning balance’ to the proposals, this report concludes that the development complies with the planning policy at all levels and we believe should therefore be supported.





