

Design and Access Statement

Windrush, Slip Lane, Rabley Heath, AL6 9UF

1. Introduction

The following document, and associated drawings, have been prepared by Hunter Devine Architects to seek planning consent for a double storey extension to the rear of the property at Windrush, Slip Road, Rabley Heath.

2. Design and Access Statement Requirements

This Design & Access Statement has been prepared in line with Government guidance which outlines that a “Design and Access Statement should be a concise report accompanying certain types of planning applications” and that “the level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.”

This Design & Access Statement has also been prepared in line with the requirements of The Town and Country Planning Order 2013 which requires the document to;

- a) explain the design principles and concepts of the proposal;
- b) demonstrate the steps taken to appraise the context of the development and how the design takes that context into account;
- c) explain how policies relating to access in relevant local development documents have been taken into account;
- d) state what, if any, consultation has been undertaken on issues relating to access to the development;
- e) explain how any specific issues which might affect access to the development have been addressed.

3. The Site & Existing Property

The existing property at Windrush is located on Slip Lane in Rabley Heath within North Herts District Council. It is not within a conservation area and is not listed or locally listed.

Windrush is a detached single family home, set back from the road. It is a white rendered, 2 storey cottage style house typical of the properties on Slip Lane in general character and appearance. The property has been previously extended to the side with a two store side and rear extension, as well as several other alterations (such as sliding doors to the rear) which are not original features. A summary of the planning history is below:

- Part single, part two storey side extension; two storey rear extension
Ref. No: 16/00554/1HH | Received: Thu 03 Mar 2016 | Status: Conditional Permission
- Single storey side extension following demolition of existing detached garage; rear conservatory; two storey rear extension; detached car port
Ref. No: 13/00525/1HH | Received: Thu 07 Mar 2013 | Status: Conditional Permission

4. Proposal

This application proposes to extend the rear of the property to infill with a two storey extension that matches the existing style and rhythm of the main house. This will provide a better ground floor living space with more natural light from the corner glass window, as well as an additional bedroom on the first floor.

The rhythm of the extension will follow that of the rear of the house, with a pitched gable end design matching the size and proportions of the existing rear of the property. This is also consistent with the previous extension to the other side of the property, in both design, scale and materiality.

5. Design

The proposed design seeks a two storey rear extension to the property at Windrush, Slip Lane - extended off the existing rear elevation.

The design improves the amenity of the property by providing a better ground floor living space with more natural light from the corner glass window, as well as an additional bedroom on the first floor that is more suitable to family life in the 21st Century.

Design, construction and materials

The design will use materials that are in keeping with the existing building and context, including white render on the ground floor and timber cladding on the first floor to match the main house, as well as thermally efficient double glazed doors and windows.

A corner sliding glass door will provide a more contemporary aesthetic to the ground floor, however this should be considered acceptable as the existing ground floor has two modern sliding bifold doors that were previous alterations.

Additionally, the extension will improve the quality of the house by providing new highly insulated construction to meet modern building regulations standards. Overall, the extension will reduce energy use and improve the efficiency and overall amenity of the property.

Minimise the impact on the amenity of neighbouring properties

The proposal does not impact any neighbouring properties, as it is sited far enough away from the nearest houses on either side, and therefore there is no negative impact on the light or amenity of the nearest neighbouring property.

Respond to Site context

As outlined, the proposal has been designed to compliment the existing property through the use of the materials selected, and the scale of the extension being proportionate and inspired by the rhythm of the main house.

The extension is located to the rear of the property. It is visible by the public from a narrow foot path that runs along the side of the property boundary.

The proposed extension matches the main property and previous extension in scale however, and the roof of the proposal pitches away from the boundary to minimise the impact on the character or appearance of the area. The application site is also obscured from this narrow path by hedges.

In this context, given the carefully designed extension it should be seen as a sensitive and proportionate design response to the overall context.

6. Access

The proposal has been developed in line with local and national access requirements. The existing property is very limited in its ability to practically improve the access throughout, however the design tries to improve this where possible and eliminates any unnecessary changes in floor level, between the interior and the exterior of the property.

7. Trees and Hedges

No trees or hedges will need to be removed or altered to accommodate the proposal.

8. Conclusion

In conclusion, we are seeking consent for a single storey rear extension to Windrush, Slip Lane. The proposal is an alteration that has been sympathetically designed to match the existing materiality, proportions and rhythm. Given the context of the application site, the proposal minimises impact to the immediate context of the site and the amenity of neighbouring properties.

This Design and Access Statement has been prepared to meet the requirements set out in the national and government guidance and provides sufficient information about the design and access requirements for the proposal.

As such, we request that the proposal should be considered acceptable for the granting of planning permission.

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