

DESIGN & ACCESS STATEMENT: 91 HIGH ST, NORTHWOOD, HA6 1EB

USE

The two storey house is at one end of a group of 4 similar cottage style properties, brick faced and with slate roofs. There is a two storey part rear extension and a further single storey to the rear semi detached with the immediate neighbour. The house is occupied as a single family residence.

AMOUNT

It is proposed to demolish the existing single storey rear extension and construct a single storey extension at the rear to extend into the garden the same depth as the extension of the immediate neighbour's extension on the other side (not attached). The total area of new extension will be 22.84 sq m which includes the 3.67 sq m area of the existing single storey rear extension making a net increase of 19.17 sq m. The extension will have internal headroom of 2400mm with the present step down to the Kitchen removed.

LAYOUT

The present internal arrangement has a small Kitchen & Shower Room at the rear accessed through the Living Room at the front and Dining Room to the back. The Shower Room faces the rear garden, blocking off the view from the kitchen which relies on borrowed light to the side. In constructing the proposed extension it allows the Kitchen to face on to a new Living area looking out to the rear garden with the Shower Room inboard with a separate entrance, rather than accessed through the Kitchen as at present. A rooflight is proposed to the Kitchen providing additional natural light with patent glazing to the side to throw more light into the main body of the house. It is intended that the new layout will improve the internal circulation and use. The shed and storage at present in the garden will be removed to leave the garden clear.

SCALE

The adjacent property has a similar rear extension so it is not envisaged that the scale of this proposal will impact adversely on the properties at the rear. The extension will not have a negative effect on the view from the road.

LANDSCAPE

The existing features of landscaping to the front and rear gardens are to be retained.

APPEARANCE

The extension to the rear will be constructed of materials to match the existing houses with similar details.

ACCESS

There is no change to the vehicular and transport links to & from the site.