

13th May 2022

1 Kings Close, Northwood HA6 3SB
161/02.4a –Design & Access Statement

DESIGN

Use

The proposed rear single and double storey extensions together with side roof dormer window extension at first floor, will all be used to extend the existing family house for its owner occupiers.

Amount

The Footprint of the modest proposed ground floor extensions when combined with the existing house, will see an increase from 126m² to 150m².

Layout

The extensions are designed to be sympathetic with the existing house and its residential setting, with materials designed to match and complement the existing. The rear garden, which is laid to lawn will remain as existing, since the extensions will occupy area currently used as a decked patio.

Scale

Following demolition of the existing GF single storey rear extension, the replacement extension would measure between 1.4m - 3.1m depth X 15.6m width and feature a pitched roof to 2 elevations to match existing and finished with 6no conservation rooflights to the rear elevation. The rear double storey extension measures 3.1m depth X 6.7m width (maximum) and features a glazed gable window with catslide roof facing north. A 1m distance is maintained between this 2-storey extension and the boundary with the neighbour at #2, whilst the single storey extension is proposed to extend perpendicular with the existing north elevation and along the boundary abutting the public footpath.

Landscaping

The front driveway would be subject to a high-quality hard and soft landscaping scheme, but would remain largely as existing following the reduction of a small area of lawn.

Appearance

The extensions are to be finished in facing brick to match existing, with new roofs tiled to match the existing plain clay tiled roof.

ACCESS

Vehicular and transport links

The existing vehicle crossover from King Close is to remain unaltered.

Inclusive Access

Whilst the house extensions are designed for private residential use, the house will remain fully accessible at Ground Floor level to serve the long term needs of its owner occupiers.

Conclusion

1 Kings Close is established for residential use with accommodation spread over 3 levels. The proposed part single and double storey rear extensions and first floor dormer extension will help to rationalise the layout of this house and secure its future as a long-term family home for its owner occupier family.