

17th January 2022

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

DESIGN

Use

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

Amount

The Footprint of the proposed ground floor extensions when combined with the existing house, will see an increase from 140m² to 171m².

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 arear currently used as a desksed patio.

Scale

The proposed GF single storey rear extension is circa 2.7m depth X 6.4m width (maximum) X 3m height and features a flat roof behind a parapet wall concealing 2no lantern rooflights. The rear double storey extension is circa 3.1m depth X 4.7m width (maximum) X 5.6m height and features a flat roof behind a parapet wall. A 1m distance is maintained between the 2-storey extension and the boundary with the neighbour at #2, whilst the single storey extension extends to the angled boundary with the adjacent 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 loss of a small area of lawn.

Appearance

The extensions are to be finished in a high quality render system, with the first floor roof tiled to match the existing plain clay tiles.

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 generous accommodation spread over 3 levels. The proposed part single and double storey rear extensions and first floor roof extension will help further rationalise the layout of this house and secure its future as a long-term family home.