

Design and Access Statement (DAS.02)

Springwell Barn, Springwell Lane, Rickmansworth WD3 8UW

This application is in respect to a variation on an approved planning application 50620/APP/2018/1517. "Single storey infill extensions, internal and external alterations and conversion from a single 5-bed dwelling to 2 x 3-bed dwellings". Permission was Granted on 19th January 2019.

Documents submitted as part of this application

- PL.003B Proposed Floor Plans to replace PL.003
- PL.004B Proposed Elevations to replace PL.004
- SK.003B Proposed Ground Floor Plan to replace SK.003
- SK.004B Proposed First Floor Plan to replace SK.004

The above replacement documents have had the letter 'B' added to the name.

- PP01A1.4 Photo Plan replaces PL.005 Coloured Canal Elevations
- DAS.02 Design and Access Statement (New document – nothing to replace)

All changes are in respect of Plot 2

1) Front porch redesigned and moved to the right.

Please state why you wish the condition(s) to be removed or changed: This allows for better access into the property, better cover externally in the event of bad weather, and looks more in keeping with the North elevation.

2) Front door opening moved to the right to match above.

Please state why you wish the condition(s) to be removed or changed: This allows for better access into the property, better cover externally in the event of bad weather and looks more in keeping with the North elevation.

3) Brick up original doorway on the front (just to the East of the new porch)

Please state why you wish the condition(s) to be removed or changed: With the new porch and doorway (1 &2 above) this opening is no longer required.

4) Window to the south side of the garage door no longer going to be installed.

Please state why you wish the condition(s) to be removed or changed: The window is not required and there are structural reasons that makes it harder to install.

5) Plant room on the East side of study no longer going to be built.

Please state why you wish the condition(s) to be removed or changed: The plant room is not required as plant can be repositioned into the utility room.

6) Existing ground floor window in the Living room (North Facing) filled in.

Please state why you wish the condition(s) to be removed or changed: The window is North facing with lots of foliage to the right so it doesn't allow much light in. This window has been recycled and used higher up on the same North Elevation.

7) West elevation, planned window changed to bifold doors.

Please state why you wish the condition(s) to be removed or changed: To let more natural light into the property and they will also match the doors, just to the North, next to them. This does not cause any further overlooking of other properties and is in keeping with this elevation.

8) On the ground floor East Elevation of the Living room, 2 new windows with window sills at 2m (to avoid over-looking).

Please state why you wish the condition(s) to be removed or changed: To let more natural light into the property. This does not cause any further overlooking of other properties and is in keeping with this elevation.

9) North wall of the Courtyard - two windows and French doors (using recycled windows and doors from the original barn) to replace the fully glazed wall as per permission.

Please state why you wish the condition(s) to be removed or changed: To let more natural light into the property. This does not cause any further overlooking of other properties.

10) The Hall - 3 rooflights

Please state why you wish the condition(s) to be removed or changed: To let more natural light into the property. This does not cause any overlooking of other properties.

11) West wall of the Courtyard the opening from the Kitchen into the Courtyard was originally a window, given permission to change it to a doorway. Revision will now remain as a window.

Please state why you wish the condition(s) to be removed or changed: With the repositioning of the kitchen just inside this opening it makes better use of the area. Also there are two other access doors into to the enclosed courtyard.

12) South wall of the Courtyard changed from French doors to bifold doors.

Please state why you wish the condition(s) to be removed or changed: This makes it more user friendly and lets the indoor space integrate better with the Courtyard.

13) Eastern side of Courtyard extension on the ground floor (Western Elevation) no longer to be built.

Please state why you wish the condition(s) to be removed or changed: With the reconfiguration of the Courtyard area and not building this extension it 'shows off' a bit more of the original barn a bit better. The redesign has a simple valley link which is very much in keeping with the rest of the structures.

14) West wall of the original barn (in the Living room) looking out to the courtyard to have a window on the ground floor.

Please state why you wish the condition(s) to be removed or changed: To let more natural light into the property, with a view onto the Courtyard from inside. The design of the window is very much in keeping with the barn's elevations.

15) West wall (the Study) looking out to the courtyard to have a full height window on the ground floor.

Please state why you wish the condition(s) to be removed or changed: To let more natural light into the property, with a view onto the Courtyard from inside. The design of the window is very much in keeping with the elevation.

16) Dining Room 2 rooflights on the North Elevation pitched roof (facing the Courtyard).

Please state why you wish the condition(s) to be removed or changed: High level rooflights to let more natural light into the property. This does not cause any overlooking of other properties.

17) Dining Room 4 rooflights on the South Elevation pitched roof (facing away from Plot 2's Courtyard).

Please state why you wish the condition(s) to be removed or changed: High level rooflights to let more natural light into the property. This is not against condition 4 of the planning permission as it is on the South Elevation, but simply seeking approval as part of this application. This does not cause any overlooking of other properties.

18) Living Room a new opening window on the Eastern external Elevation (using a recycled window no longer required from the main barn).

Please state why you wish the condition(s) to be removed or changed: To let more natural light into the property. This window does not cause any further overlooking of other properties.

19) Various internal room / layout changes.

Please state why you wish the condition(s) to be removed or changed: To make better use of the property by repositing / making changes to the Kitchen, Hall and Courtyard.

Materials Used on site:

- We have removed and re-used feather-edged cladding boards on the west elevation of the main barn. No new boards have been needed.
- All new roof tiles have been mixed reclaimed hand-made clays to match existing.
- The walls on the new extensions in the courtyard are to be white rendered to match the finish on the existing east elevation of the kitchen, to sympathetically balance with the amount of timber-cladding, and to bring light into the courtyard.
- 4 oak-framed windows and one set of French doors have been removed and re-used in new positions. 2 new fixed window frames (main barn – behind fireplace) have been hand-made on site from recycled oak planks (from 2002) removed from elsewhere in the building.
- The new opening windows and roof-lights in the courtyard area are constructed in satin-black aluminium to colour-match the cladding boards and other roof-lights installed in the 2002 conversion.