

**DESIGN AND ACCESS STATEMENT
ON**

**GATEHURST
GATE END
NORTHWOOD
MIDDX
HA6 3QG**

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INTRODUCTION

The Design and Access Statement is produced to support a planning application by setting out the design ethos and showing how the nature of the site and local area has led to the design of the scheme.

CONSTRAINTS AND SITE APPRAISAL

The property comprises a traditional two storey detached house which has previously been the subject of various extension works including a loft conversion.

It is located in a private estate developed with properties of a similar age and type. The estate comprises detached houses on large plots, the majority of which have been the subject of development over many years and incorporate extensions and loft conversions.

The subject property has a carriage driveway capable of parking 4 cars.

DESIGN AND AIMS

The principal design of the scheme has been chosen to achieve the following aims:

1. To enhance and preserve the character of the area.
2. To comply with the policies of the local authority and National Planning Policy Framework.
3. To preserve and enhance the appearance of the street scene.

DESCRIPTION

The proposal is to erect a single storey front extension on the left-hand (south-easterly) side of the property. This will extend forward of the house and provide accommodation for one car which is currently parked beneath a temporary shelter on the driveway.

BULK

The extension is a modest addition to the property and, being tucked on the left-hand side of the property, will not appear bulky when viewed from the street but comprises a cohesive addition to the property.

APPEARANCE

The current extension on the left-hand side of the property is constructed beneath a flat roof with a parapet wall around the perimeter. Whilst this is not overly prominent when viewed from the street, the design of the garage utilizes a pitched roof perimeter which will sit in front of the parapet wall and obscure it from view. It is felt that this will enhance the appearance of the property when viewed from the street and add to the character of the estate as a whole.

SCALE

The proposal comprises a modest extension to the property which, by its nature and appearance, will blend with the existing property. The use of a pitched roof to the perimeter of the property will reduce the scale of the extension and enable it to enhance the property individually and within the street scene as a whole.

PARKING

There will be no changes to the amount of parking available within the curtilage of the property. One of the current parking spaces on the driveway will simply be replaced with a parking space in the garage, the remainder will be untouched.