



Coventry Design Associates

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26th September 2022

DESIGN AND ACCESS STATEMENT

CRANTOCK, RICKMANSWORTH ROAD

USE:

The property is a two storey residential dwelling in the Arts and Crafts style dating from the 1920's -30's.

The property sits within a primarily residential area. The surrounding properties generally date from a more recent period - the 1970-80's and bear little relationship to the property.

LAYOUT EXISTING:

The detached building is surrounded on four sides by gardens and lawns and is screened from the properties to the left and rear by a hedge of large evergreen trees. To the right hand side and front are additional lawns and mature and semi-mature trees creating a tranquil feeling of isolation and separation from the relatively busy Rickmansworth Road.

There is an adequate parking area and garage for 3-4 cars to the left hand side of the property that does not obscure views of the property

The property has a substantial entrance that leads to a large spacious hall with access to a South and West facing lounge and a South facing dining room, both with large bay windows, there is also a kitchen adjacent with access to the garden.

The fully glazed North facing staircase leads to the first floor, where the main bedroom with en-suite are benefit from a South and West aspect with extensive glazing and bay window. The second bedroom of similar proportions sits over the dining room with a Southerly aspect and a bay window. The two remaining bedrooms are of smaller proportions and are South and West facing.

To the left of the property an 80's development has resulted in an unsympathetic brick building being located close to the boundary which bears no relationship to the rich character of Crantock. The housing to the South is screened by a significant evergreen hedge. The property to the right is set back from the boundary and although of an 80's period has a lesser presence and impact on Crantock than the house to the left.



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LAYOUT PROPOSED:

The property has seen little change over its lifetime and the current owners wish to increase the floor area on both the ground and first floors to reflect their current lifestyle allow them to them to live as a growing family.

The proposals are to extend the building to the right hand side and partially to the rear in a style that exactly reflects the rich architectural heritage of the building. The materials to be used will exactly match those of the existing building and the attention to detail will ensure that all brickwork, door, window and roof details are sympathetic to the host structure. This will create a visually balanced building of character and interest that does not detract from the original building.

The new layout will create a large triple aspect lounge on the ground floor with the primary orientation being to the Southerly facing terrace and landscaped garden

Five bedrooms main en-suite bedroom above the lounge will benefit from a large bay window overlooking the Southerly facing garden with windows to the West and North. There will be second en-suite bedroom, a third well proportioned bedroom with two further bedrooms and a family bathroom.

EXISTING SCALE:

The current property is a detached building, two storeys in height and of character from the late Arts and Crafts period with appropriate architectural detailing to brickwork, windows, chimneys, eaves and roof from that period.

There is a detached single storey garage nearby from a later period

PROPOSED SCALE:

The double height extension to the side and partially to the rear will benefit from pitched tiled roofs and glazing to mirror the late Arts and Crafts style and detailing of the existing property.

Due to the nature of the site the proposed side extension sits comfortably within the overall building framework with has adequate distances to all boundaries.

LANDSCAPING:



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The property is urban in its setting and surrounded by gardens on all sides.

EXISTING

The front garden benefits from mature trees screening Rickmansworth Road from the site and creating an air of privacy. The front garden is laid to lawn with an access path from the parking area close to the property. Adjacent to the property will be floral flower beds. On the left hand boundary which is currently fully exposed to the neighbours, there will be trees planted to create a visual divide between the two properties.

The South and West facing rear garden benefits from direct sunlight throughout the day and currently terraces to the rear and side of the house. The remainder of the garden is laid to lawn with individual mature trees nearer the Western boundary. The West boundary is somewhat exposed to the side elevation of the adjacent property.

PROPOSED

The front garden benefits from mature trees screening Rickmansworth Road from the site and creating an air of privacy.

The proposals are to create a more formal approach the front door which is positioned away from the property. The front and rear gardens will be separated by a brick wall, with appropriate detailing to reflect the style of the existing building.

The front garden is laid to lawn with an access path from the parking area close to the property. Adjacent to the property will be floral flower beds. On the left hand boundary which is currently fully exposed to the neighbours, there will be trees planted to create a visual divide between the two properties.

The neighbouring properties all have smaller gardens appropriate to the size and scale of the properties.

The South and West facing rear garden that benefits from direct sunlight throughout the day will be primarily laid to lawn and the mature trees maintained. There will be border detailing with distinctive flower beds mixed with specimen shrubs. A water feature of period style will be located on the rear South West terrace and will be a focal point of interest from the house.

The Western boundary which is currently exposed to the side elevation of the adjacent property will be subject to a mixture of large shrubs and semi mature trees to create a visual screening from the neighbours.



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residential
commercial

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APPEARANCE:

The proposals are to extend the building to the right hand side and partially to the rear in a style that exactly reflects the rich architectural heritage of the building. The materials to be used will exactly match those of the existing building and the attention to detail will ensure that all brickwork, door, window, eaves and roof details are sympathetic to the existing structure. This will create a visually balanced building of character and interest that does not detract from the original building.

The aim is to achieve a building that is visually cohesive and create a seamless blend of materials and detailing from the existing to the new, to read as a whole.

ACCESS:

The current means of accessing the site is from Rickmansworth Road to a private parking area.

WASTE and RECYCLING:

The waste and recycling area will be located to the left side of the property with direct access to Rickmansworth Road



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APPENDICES:



APPENDIX 1 - EXISTING BUILDING



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APPENDIX 2 - EXISTING GARDEN



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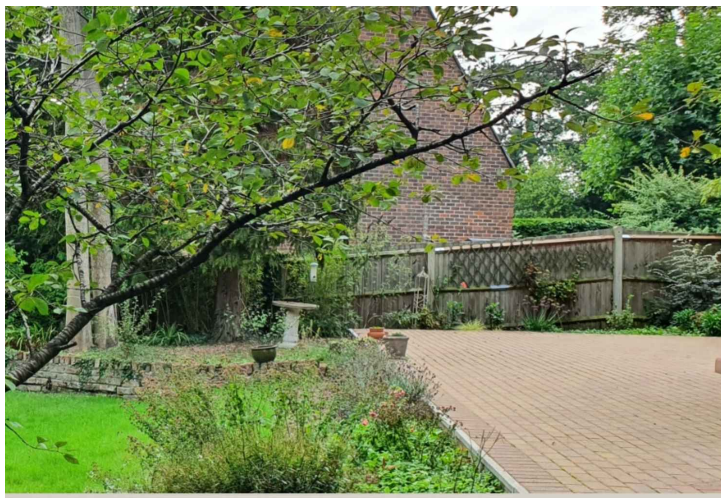


APPENDIX 3 - EXISTING GARDEN



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APPENDIX 4 - RIGHT HAND BOUNDARY



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APPENDIX 5 - EXISTING PARKING AND NEIGHBOUR

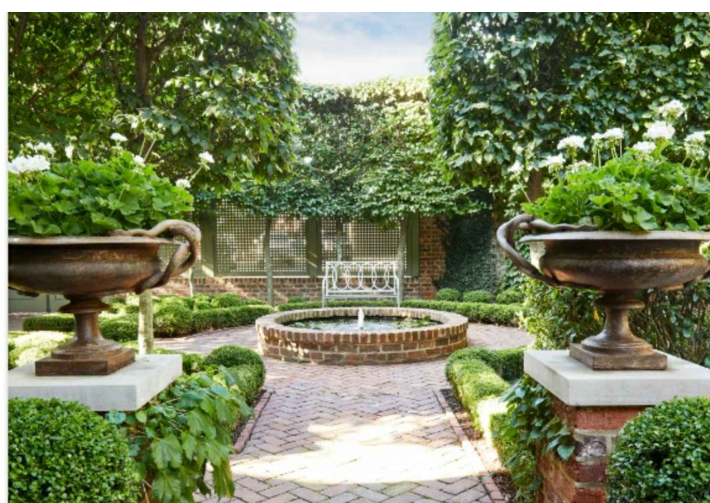
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APPENDIX 6 - GARDENS IMAGERY

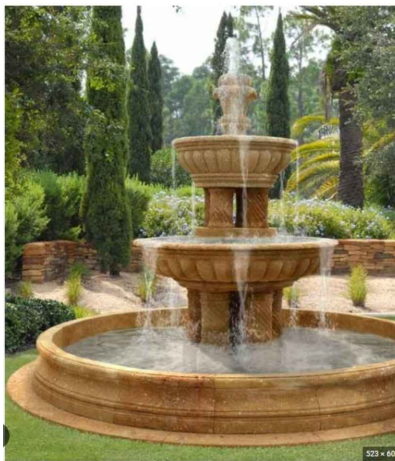
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APPENDIX 7 - FOUNTAINS

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