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## Introduction

JUMP Architects were appointed in March 2013 to develop design proposals for the subdivision of an existing residential unit with the addition of first floor accommodation to the property at 1 Alldicks Road. Following design development work, JUMP were asked to prepare a planning submission for the design.

## Application site

The property is located at the south side of Alldicks Road next to the junction of Bennetts End Road, Hemel Hempstead. It is a 1950's semi- detached house, set over two floors with an existing single storey extension to the side, containing a garage and study. The house is of red brick construction, with a concrete red tiled roof with PVC windows. The client wishes to build on the single storey extension using materials in keeping with the original house.

## The Proposed development

The proposal contained in this submission has been developed to subdivide the original 3 bedroomed semi detached and the existing extension with the addition of an extra storey to the extension to provide a 2 bedroomed and 3 bedroomed residential unit.

The new residential unit will provide the following accommodation:

- Ground Floor: Kitchen, Lounge, Under- stair storage
- First Floor: 2 bedrooms, en-suite and bathroom

## Internal alterations and existing front elevation.

The existing semi- detached unit already has approved permission for an extension to the front elevation, it is proposed to move the kitchen into the approved extension and open up the existing wall to form a dining room. As well as opening the existing doorway to form a new lobby area.

## Side Extension

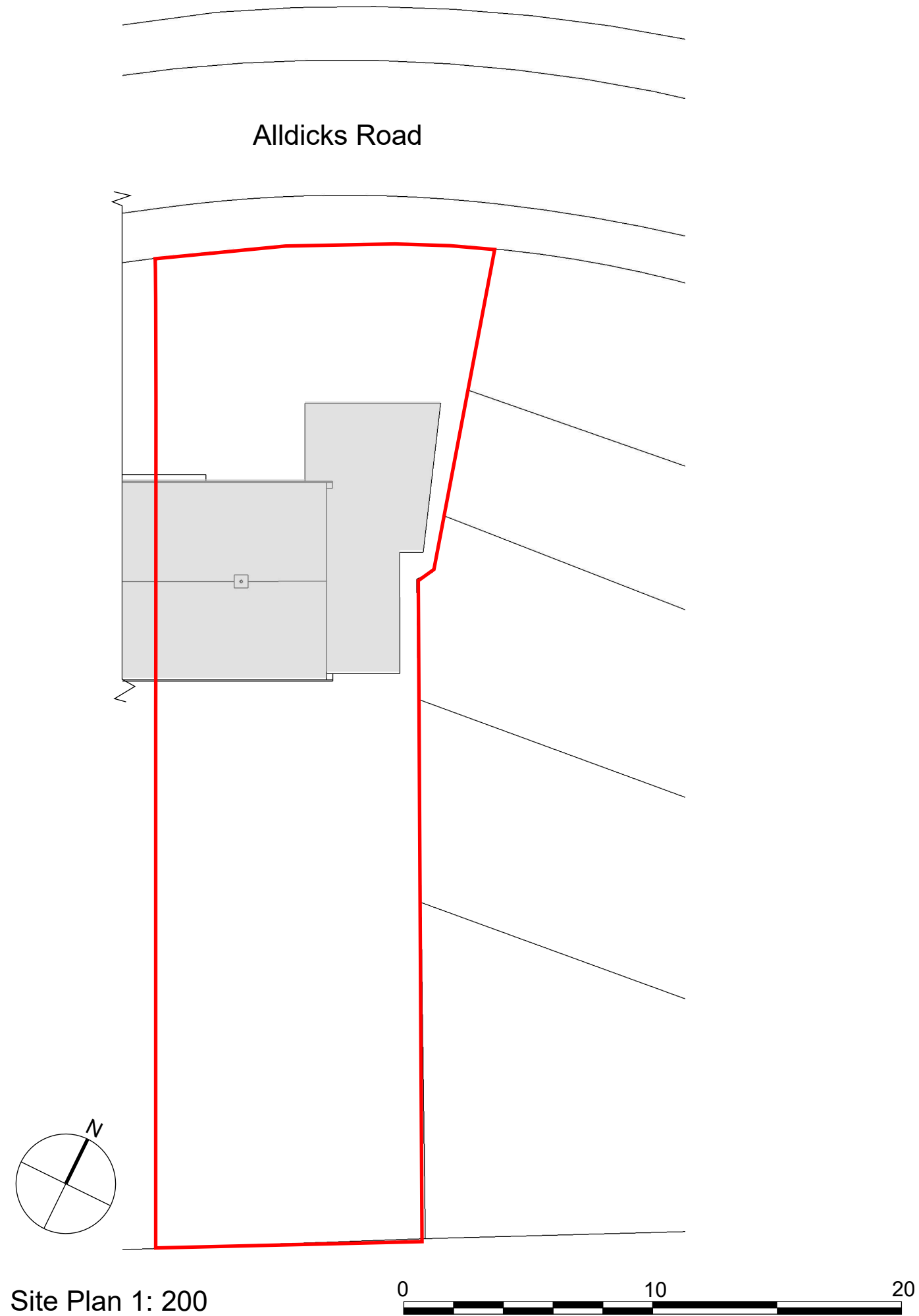
The existing side extension will have an additional floor and new roof added allowing it to become a separate property.

## External Form and Materials

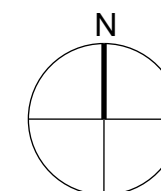
The extension is to be built in the same materials as the existing property and wider streetscape. It is to be red- brick built with a red concrete tile roof.

## Conclusion

1 Alldicks Road is a well proportioned property in a residential street. The proposal contributes towards a gain in residential space. It proposes the use of similar materials to the existing and does not adversely affect any other properties within the street.



Location Plan 1:1250

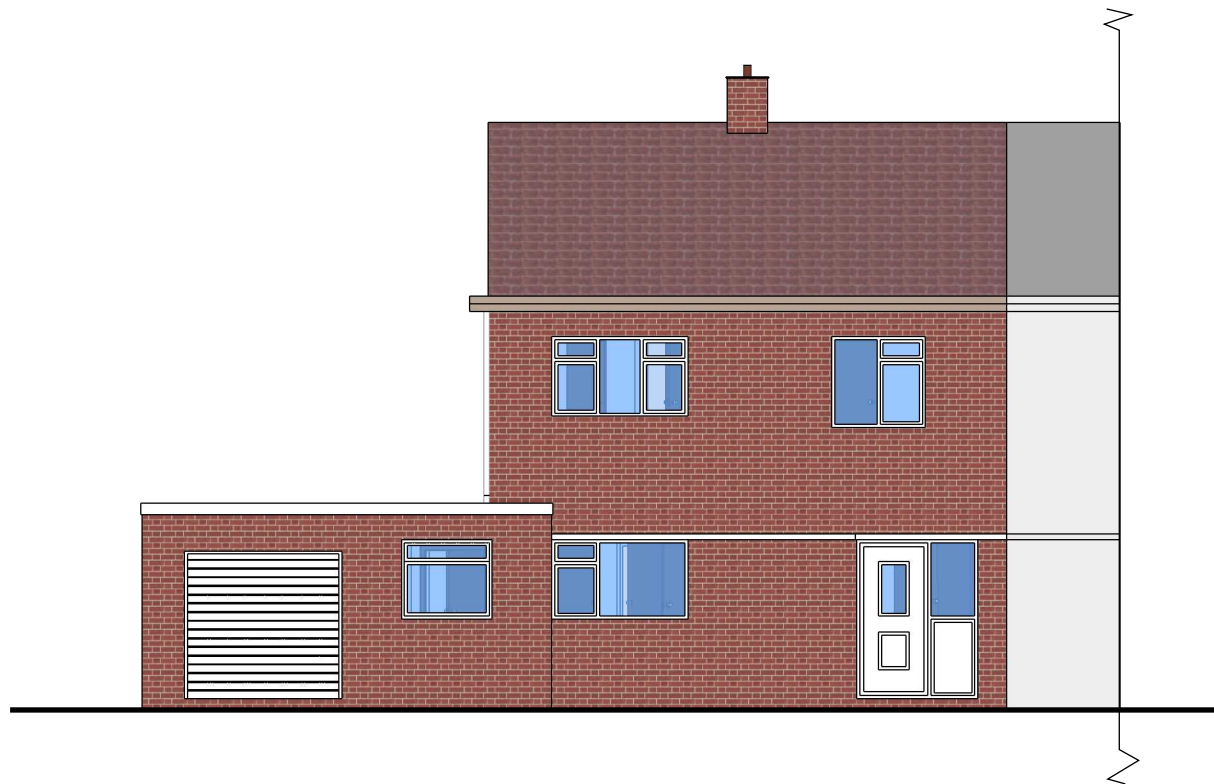


Rev A 17-09-13 Site plan rotated and extended to show all boundaries

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	Title Location and Site Plan			
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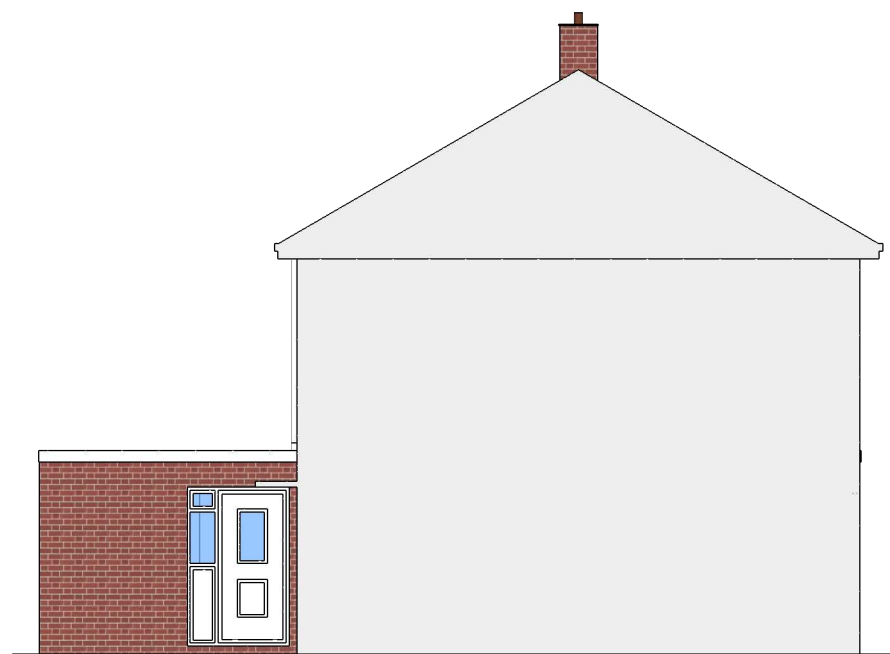




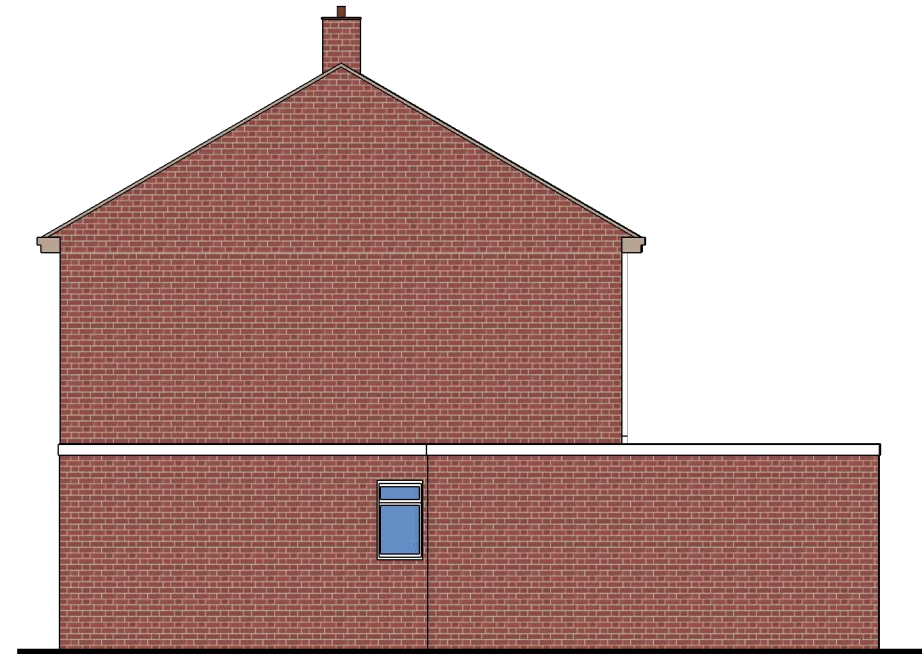
Front Elevation



Rear Elevation



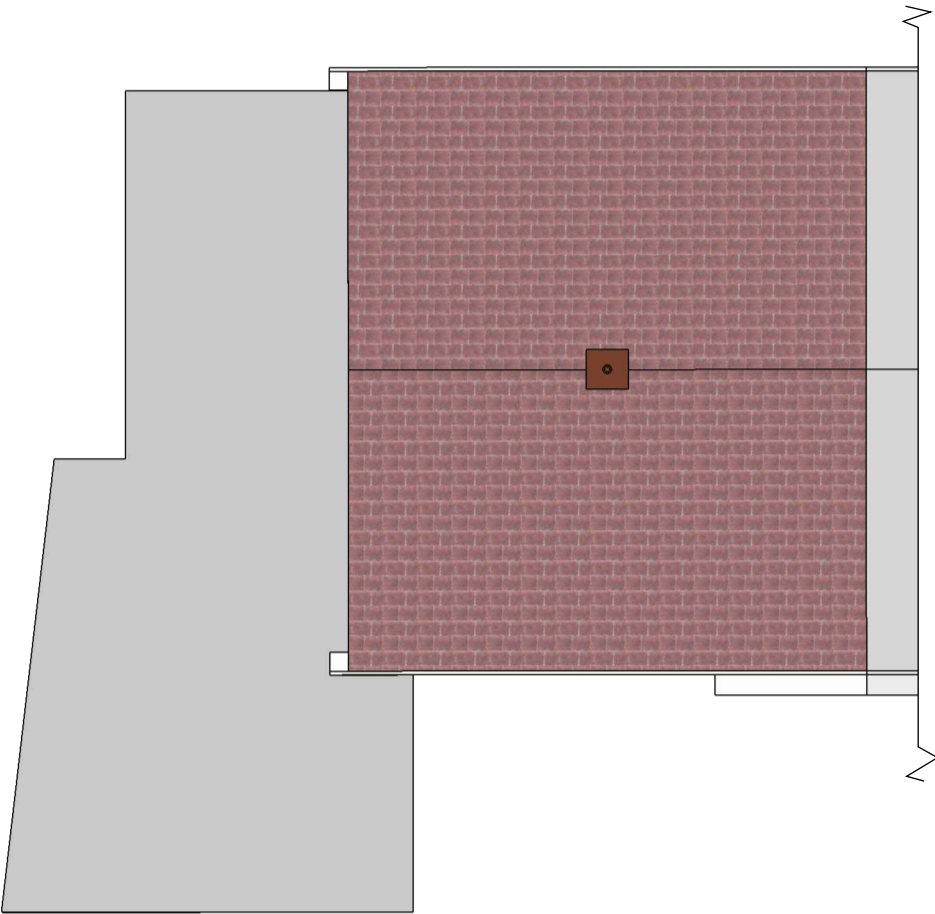
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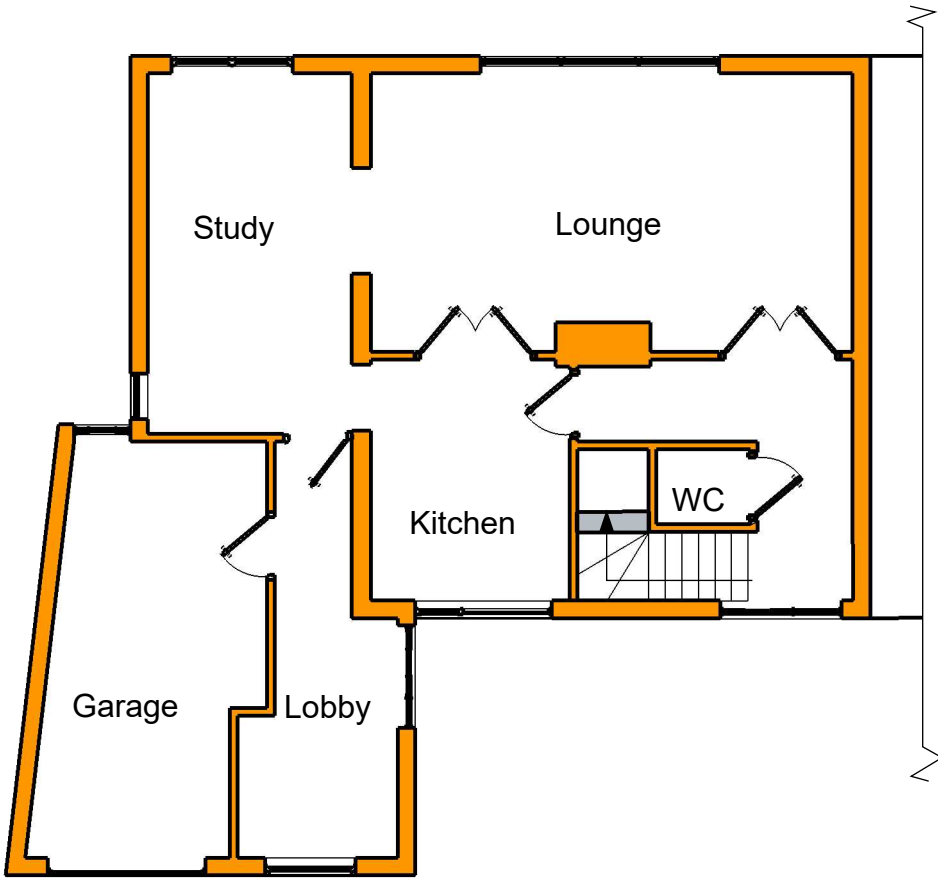
Side Elevation

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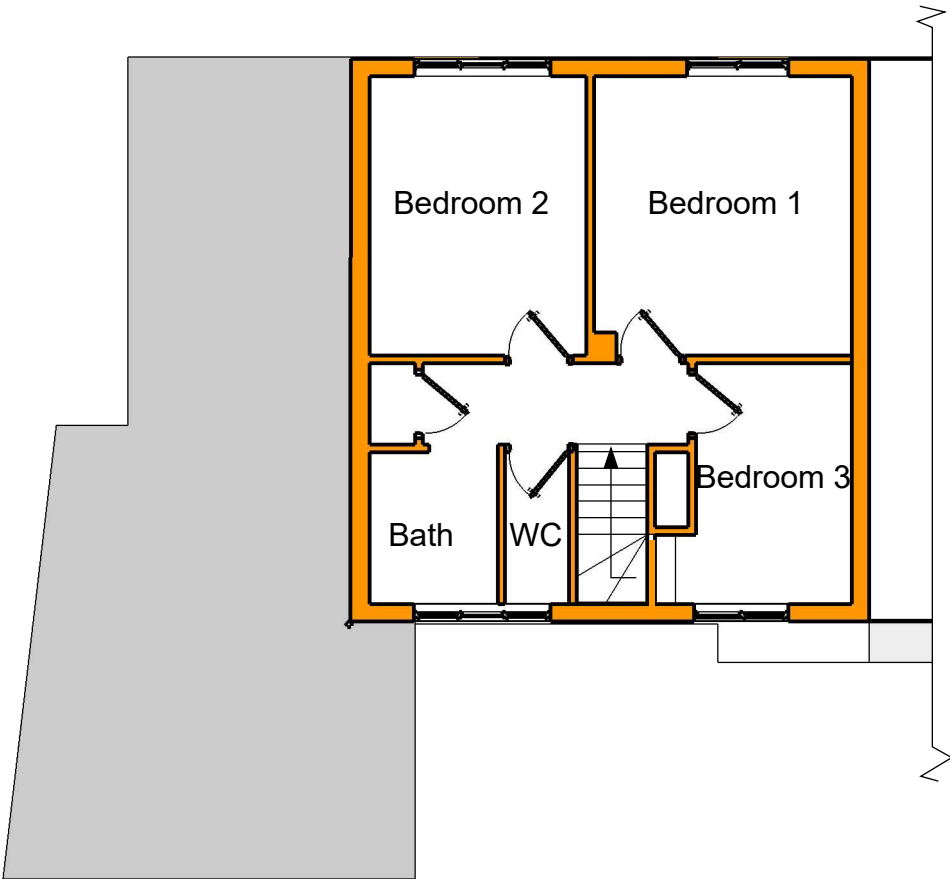
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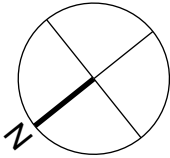
Roof Plan



Ground Floor Plan



First Floor Plan



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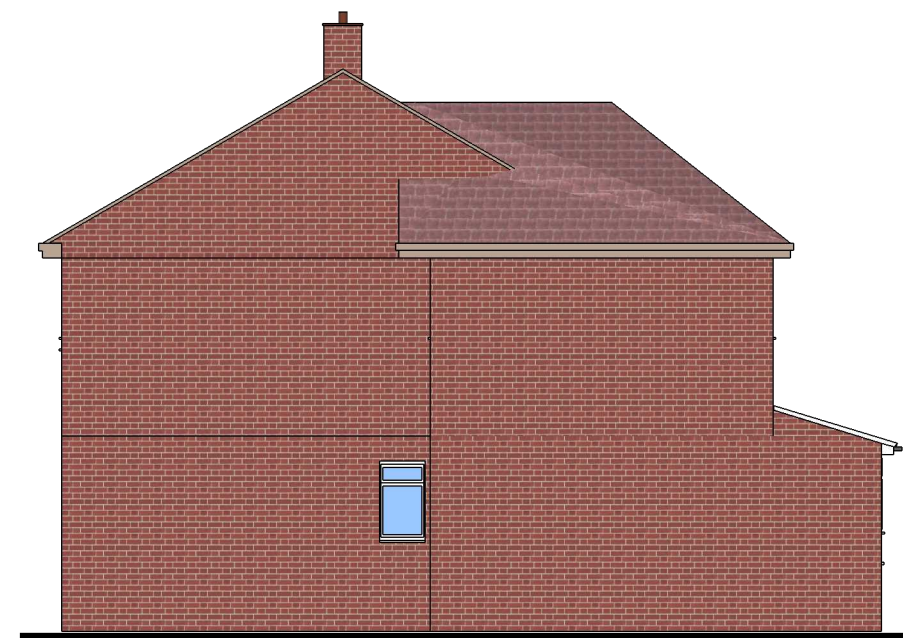




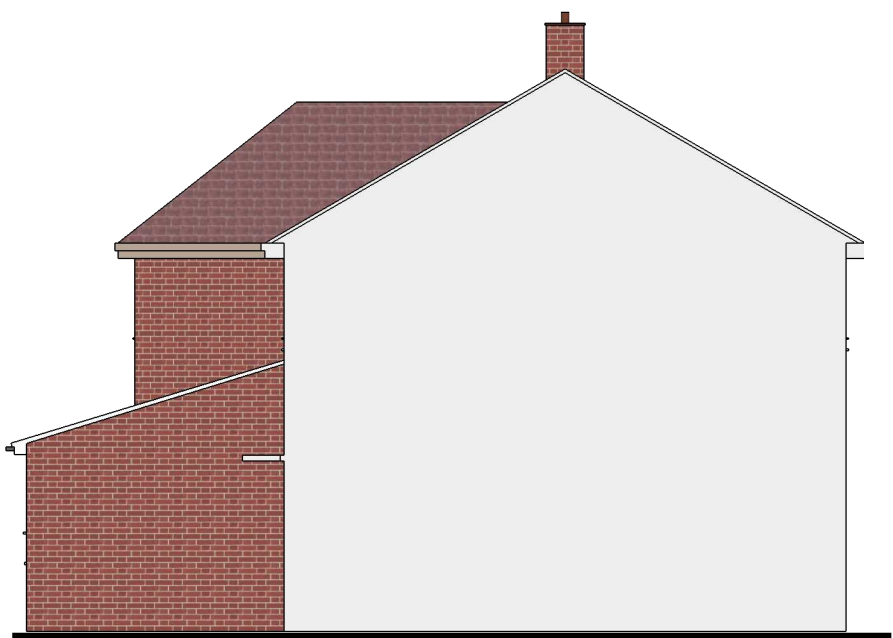
Front Elevation



Rear Elevation



Side Elevation

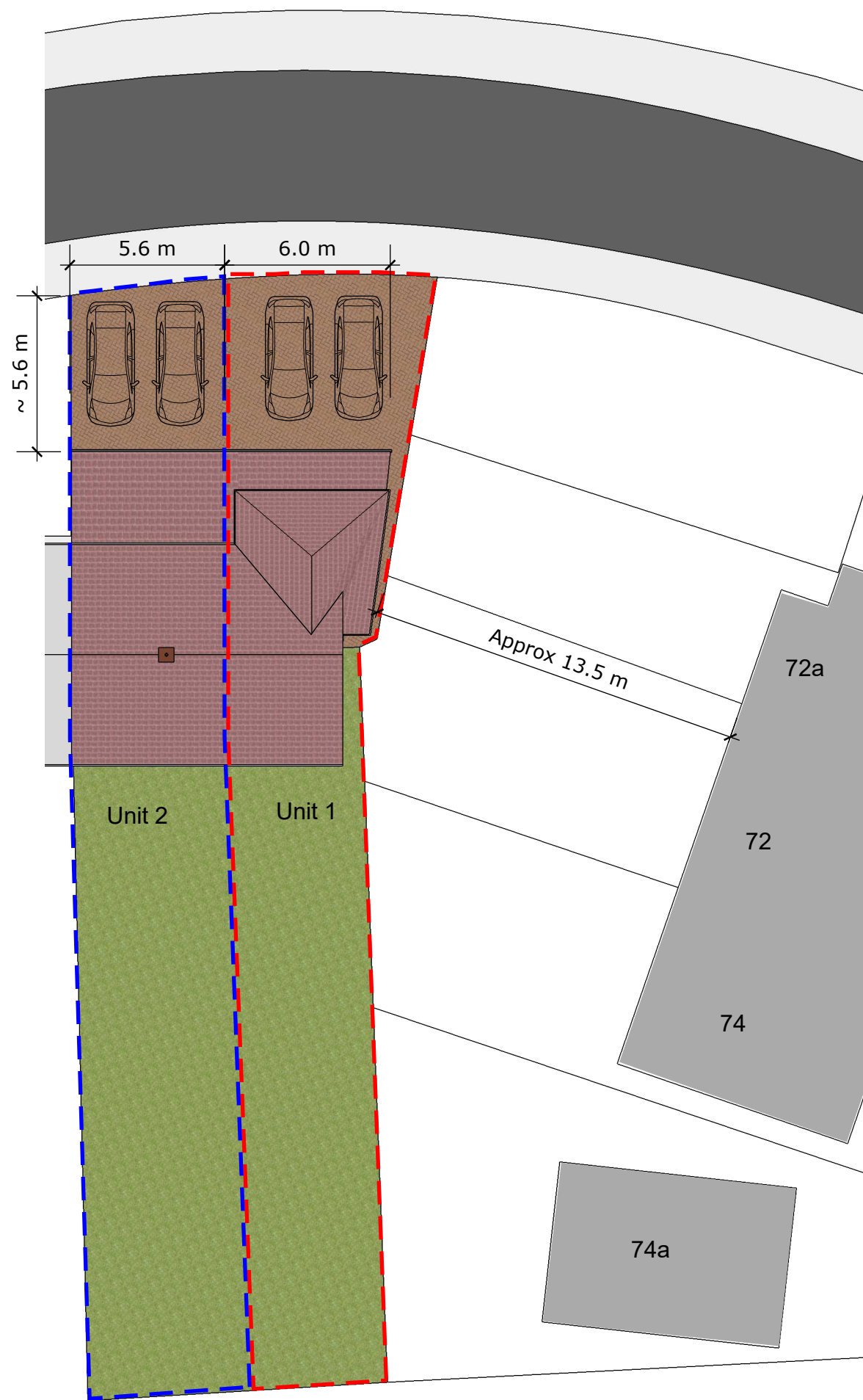


Side Elevation

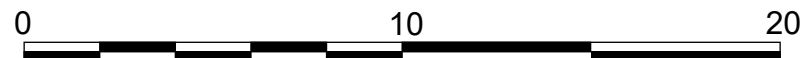
Rev A 05-09-13 1st floor extension set back , new proposed GF front roof extended

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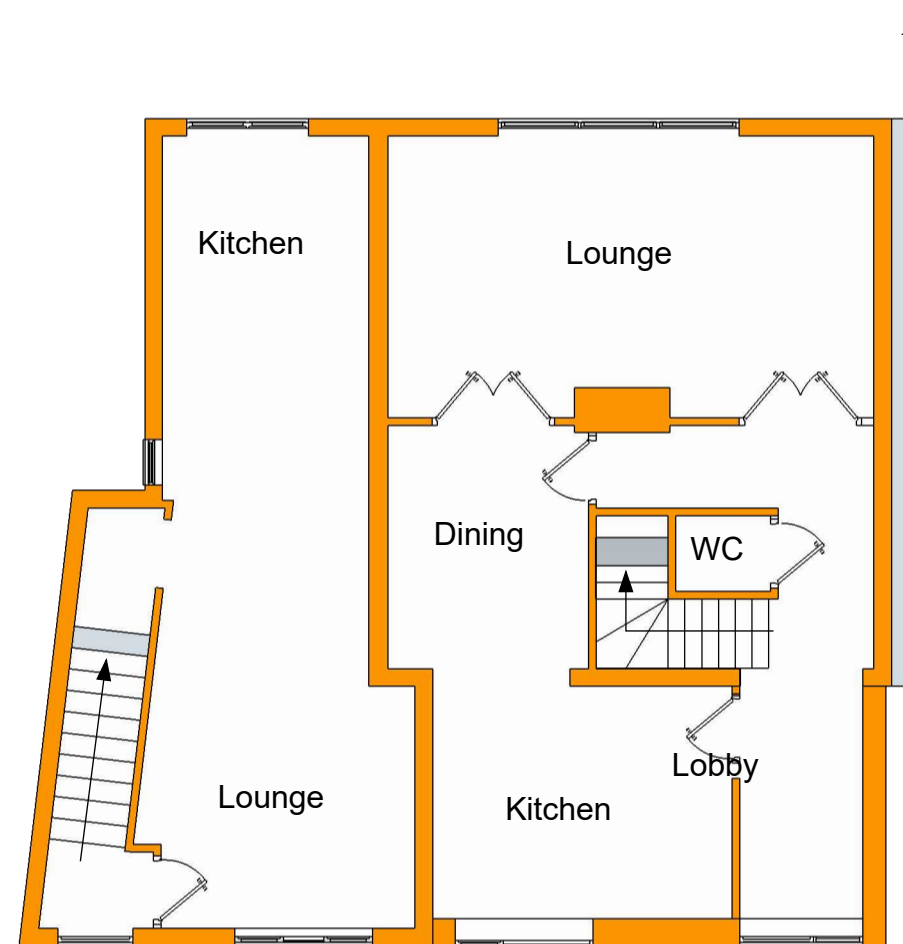
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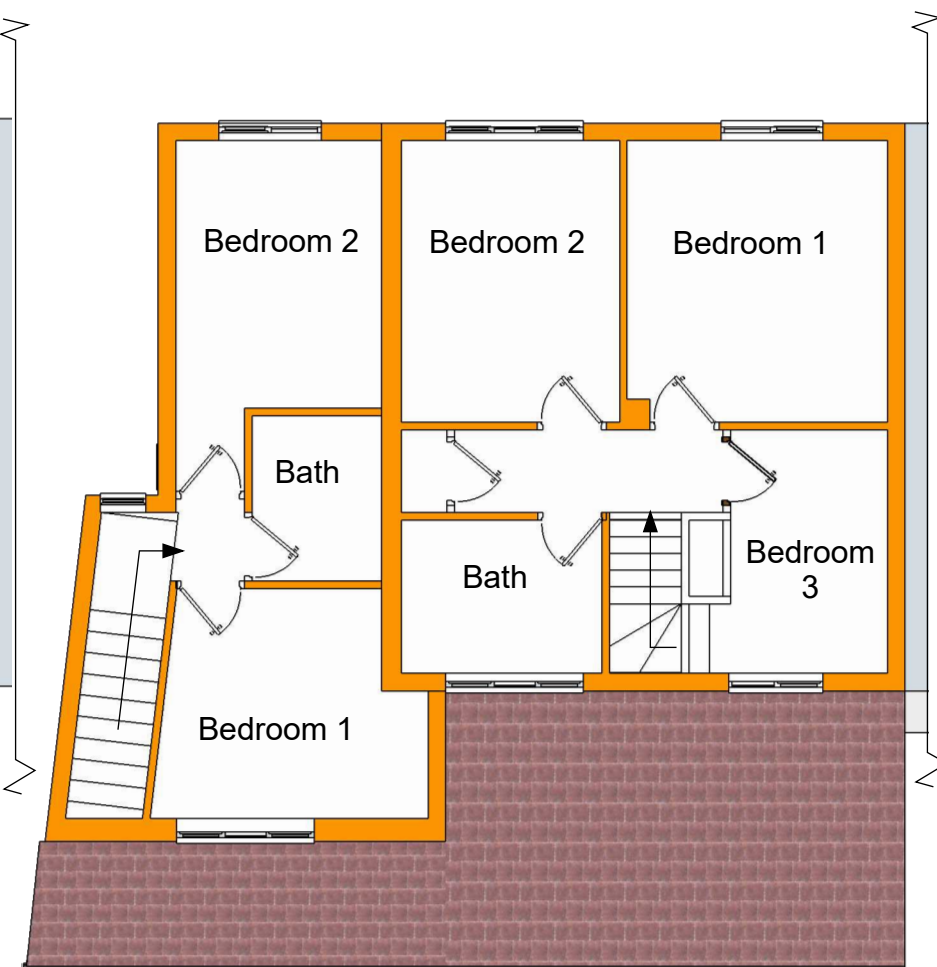
Proposed Site Plan 1:200



1:200



Ground Floor Plan



First Floor Plan

Rev A 05-09-13 1st floor extension set back , new proposed GF front roof extended  
Rev B 17-09-13 Parking area dims indicated, Adjacent properties indicated to Bennett's End Road

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