



LINGWOOD DESIGN
ARCHITECTS LTD
55 Salisbury Avenue
St Albans, AL1 4TZ
www.lingwooddesign.com

Design and Access Statement

37 Howards Drive

Hemel Hempstead

HP1 3NG

Application for a new dwelling

Prepared by Alex Moody of Lingwood Design Architects Limited

18/06/2018

LINGWOOD DESIGN ARCHITECTS LTD
55 Salisbury Avenue, St.Albans, Herts, AL14TZ

Registered in England No. 8907104
Directors Katie Lingwood Bsc DipArch Msc ARB
 Architect

Alex Moody Bsc DipArch
Architectural Design Consultant

Purpose

This Design and Access statement has been prepared by Lingwood Design Architects Limited and is submitted in support of the application for the residential development at 37 Howards Drive. It is to be read in conjunction with drawings and other documents submitted to Dacorum Borough Council to form a planning application for the site.

1. Planning History

There are no records of planning application being made for the site since the construction of the existing residential property.

2. Proposed Scheme

The proposed scheme involves alterations to the existing house at 37 Howards Drive and the creation of a new 2 bedroom dwelling adjacent to it.

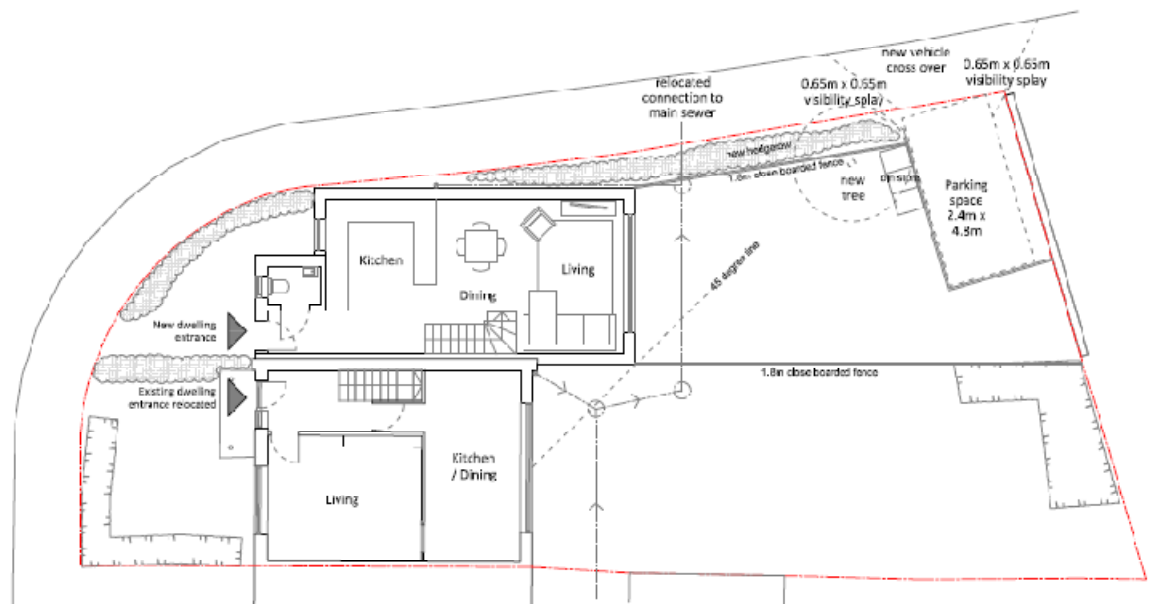


Fig.1 Site layout

3. Location

No. 37 Howards Drive is an end of terrace house located in the Gadebridge area of Hemel Hempstead approximately 2km from the town centre. It is within walking distance of Gadebridge shops and facilities and public transport routes along Galley Hill as well as local schools. As such it is well served by bus, car and rail links to surrounding towns and villages.



Fig.2 Site Location

4. Site

The total site area is approx. 309m² with the site area for the proposed new dwelling measuring 142m² and currently occupied by a single storey outbuilding, greenhouse and a residential garden. The existing dwelling is end of terrace set over 2 storeys with a pitched roof above. The front door of the existing house is to Howards Drive whilst the rest of the terrace fronts to Cherry Orchard.

The site is currently served by a public sewer via manholes to the side of the house.

5. Neighbouring Developments

In the Gadebridge area there have been several recent permissions for extensions to the existing terraces including those in Fennycroft road, Howards Drive, Cherry Orchard, Raybarn Road and Polehanger lane. Most notably these include:

39 Howards Drive

Planning permission (ref: 4/03908/15/FUL) was granted in January 2016 for a new dwelling extending the existing terrace at 39 Howards Drive. The site and completed dwelling is directly opposite the application site across Cherry Orchard.

155 Fennycroft Road

Planning permission (ref: 4/00679/12/FUL) was granted in July 2012 for a new dwelling, set back and extending the existing terrace. The site and completed dwelling is a little further along Howards Drive from the application site.

6. Proposals

6.1 Outline

The proposed redevelopment of the site includes the demolition of the existing outbuilding and replacement with an extension to the existing terrace to form a new dwelling. The new dwelling will be set back from the existing terrace at front and rear. New accommodation is arranged over ground and first storeys with a new gabled end. The new dwelling will include a small single storey element to the front forming the new entrance.

The total footprint of the proposed development is 46m².

Changes to the existing dwelling

The existing dwelling is to be modernised and adapted to include; relocation of the current front door from the side to front of the property (fronting Cherry Orchard), an open plan kitchen / dining room with large rear doors opening onto the rear garden and a combined WC / bathroom. The proposed changes would remove all window / door openings from the current flank elevation to allow for the building of the proposed new dwelling.

6.2 Design

The proposed dwelling integrates well with and complements the existing dwelling and pattern of development in terms of scale, density, layout and access. It respects and enhances the established character of the surroundings and relates well to its surroundings to support a sense of local pride and civic identity.

The proposed ridge height matches that of the existing dwelling and the fenestration and materials complement the existing buildings. Privacy and day lighting is maintained to the adjacent properties. Generous landscaped areas are provided to retain the spacious character of the area.



Fig.3 Site Elevation

6.3 Layout

The proposed dwelling is set back from the existing terrace fronting on to Cherry Orchard with a small single storey element being in line with it. Both the existing and new dwelling will be accessed from Cherry Orchard. A new parking space for the new dwelling is provided at the end of the rear garden and will be accessed via a new vehicle cross over from Howards Drive. Private garden spaces are maintained to both dwellings to both the front and rear.

The dwellings are arranged with principal living accommodation at ground floor with only bedrooms and bathrooms provided at first floor.

The new dwelling includes an open plan ground floor incorporating kitchen, dining and living areas, a separate accessible WC adjacent to the front door and vertical circulation in the centre of the property. The first floor provides 2 bedrooms and a family bathroom, with the loft accommodation over provide storage space.

Aspect from the rooms is to the front and rear of the property.

The roof is pitched with gable ends and provides loft storage accommodation. Velux style roof windows are included to the front and rear roof slopes to allow for good levels of daylight in the centre of the dwelling.

6.4 Materials

In keeping with the neighbouring property the proposed dwelling will have painted render at ground floor to the front with facing brickwork above. The side and rear elevations will be facing brickwork to match the existing dwelling.

The roofs will be tiled with profiled interlocking tiles to match the existing and window / door frames will be white finished in PVCu, aluminium or composite materials.

6.5 Landscaping

The design incorporates soft landscaping to the front , side and rear of the proposed and existing dwellings to provide both amenity for the future occupants and to maintain the character of the street scene.

A low level hedgerow will be planted to the front of the new dwelling with a small area of lawn behind. To the side of the new dwelling a new hedgerow will be planted alongside a new close boarded fence. It is the intention that once the hedgerow has been established the fence can be removed.

6.6 Gardens and amenity space

The existing dwelling will retain a rear garden of approx. 92 m² with a maximum length of 16.5m. The new dwelling will include a new private rear garden measuring 54m² with a maximum length of 12.3m in addition to the private parking space and hedgerow to Howards Drive.

6.7 Accessibility

The new unit will have level access from Cherry Orchard and include an accessible WC on the ground floor.