

Design & Access Statement

for

Land to the side and rear of  
160 Cotterells, Hemel  
Hempstead, HP1 1JW

on behalf of

Mr J Storer of  
Clairmark Building Contractors Limited

by

Prestige Projects Management Ltd

Proposed demolition of 2 delapidated outbuildings and creation of one x 2 bedroom apartment and one x one bedroom apartment using existing brick built outbuildings. Plus new terraced house with garden.

### Overall

The site is in an area which includes residential properties ranging from blocks of flats to terraced and detached houses of varying ages and design.

Number 160 is situated within a terrace of similar buildings. The space to the side and rear has been used as a builders yard and outbuildings for storage.

Two of the outbuildings have been erected many years ago and are in a poor state of repair. (see photos below).



Two of the buildings have been built on substantial foundations and it is intended to use those as the basis for the new flats (one example is shown in the picture below).



The proposed new end of terrace house will be in proportion to the size of other properties in the vicinity and will infill a space next to the existing terrace (see street image below).



The housing stock will be increased significantly by utilising a brown field site without significant impact on the existing street scene. There will be a vastly improved appearance due to the loss of the builders yard.

The two single storey brick built flat roof outbuildings to the rear of the site will be converted to flats. This will include using the existing brickwork and flat roofs.

The proposed windows and building materials all echo designs elsewhere in The Cotterells.

No overlooking of neighbouring properties will occur.

The site is within easy walking distance of the station, town centre and major bus routes.

The development will be a no parking proposal.

There are no mature trees or hedges on the site or to be removed or affected by the development.

### New Three bedroom terraced property (to be known as 160A)

#### Front elevation

The front elevation echoes that of number 160 and other nearby properties It is in line with 160 and creates a front entrances to each property.

Two conservation roof lights to each property will add light to the second floor bedrooms and WC.

#### Rear elevation

Stepped rear elevations enhance the privacy of the gardens which are accessed via double-glazed patio doors.

The rear dormers are faced with lead cheeks.

Roof lights are sited on each single storey roof.

Gardens will have space for the storage of bicycles and recycling bins and will be laid to lawn and permeable hard landscaping to reduce rainwater run-off.

#### Side elevations

As these contain no windows or doors, there are no overlooking issues.

#### Building materials

Matching painted render and roof tiles will be used which echo those used in neighbouring properties.

White double glazed uPVC windows and doors will be used throughout.

Condensing boilers will be fitted.

Timber from sustainable sources will be used wherever possible.

#### Parking

In line with many other recently approved developments in and around The Cotterells there will be no need for on site parking.

An extra on road parking space will be available where the current drive entrance becomes redundant.

Cycle storage containers will be provided for each dwelling.

### Conversion of both brick built outbuildings to create two flats

The existing outbuildings are substantially constructed from facing brickwork and on deep foundations. As such there will be no need for any further groundworks and thus existing trees will be as protected as they currently are.

The existing flat roofs will be re-covered with a long lasting material and incorporate Cox dome type roof windows to provide light to the insides of the rear of the buildings.

The two flats will all be accessed by a path to be lit by infra red lights at night-time.

There will be a communal amenity space between the flats.

This will largely be permeable surface patio areas but with some grass and planting.

### Existing terraced house at 160 is to be converted to residential per planning permission 4/00511/19/OPA

The owner will demolish the outbuilding where the garden to number 160 originally was and return it to garden.

The garden will largely be laid to grass with a patio area constructed from permeable paving.

The fenestration to number 160 has been changed to permit rear facing windows to compensate for the lack of windows on the side which now becomes attached to 160A.

Ambulant access to 160 and 160a will be via the side passage and rear access gated paths. A new front door will be created with access directly from Cotterells via a set of steps which will also serve the new dwelling.

### Summary

The proposed development utilises a brown field site resourcefully to increase the housing stock whilst keeping the impact on the street scene to a minimum.

It will provide high quality family homes within walking distance of the railway station, shopping centre, schools and major transport links.