

INTRODUCTION

This Design & Access statement has been prepared for the replacement dwelling at 12 Hill Rise, Cuffley, Potters Bar, EN6 4EE

The statement provides an analysis and narrative of the proposals.

This proposal consists of a detailed design for the replacement of a new high quality traditional style dwelling.

The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context in order to enhance and make the best use of the surrounding area.

The approach has sought to achieve a design that is in keeping and meets the requirements of the applicant while being:

- Reflective of the form and character of the surrounding dwellings.
- Respecting and enhancing local character
- Reflect best practice in layout and built form.

USE

This application is for the demolition of an existing dwelling and for a replacement dwelling to be built.

The aim of the proposal is to allow for the creation of housing accommodation, which is better adapted to meet present and future housing needs as long as the quality of the environment is maintained and enhanced. The proposal will not damage the character of the area, in fact it will provide a much needed enhancement to the site and surroundings.

This proposal looks to bring forward an application that offers a good development to replace an existing dwelling, which doesn't suit the needs of the owners and to be replaced with a well thought out practical design.

AMOUNT

The existing dwelling has a total floor area of 168m² and is in the form of a Dormer Bungalow. The proposed dwelling has a total floor area of 324m². 135m² ground floor, 127m² first floor, 62m² loft floor. This is a 92% increase in floor area from the existing, however provides a well-designed proposal, making a better use of the space. The increase in building footprint is approx. 32%, the existing house being 102m² and the proposed dwelling being 135m².

The site is approximately, 1387m²

The proposed creates a dwelling with 5 bedrooms, e/s to all rooms, large kitchen and dining room, a living room, play roof and utility with downstairs toilet and shower room.

LAYOUT

Situated off Hill Rise. Access to the site is via the existing drive as shown on the location plan. The existing dwelling sits well back from the existing road.

The current dwelling is a dormer bungalow property, positioned between a variety of two / three storey dwelling. The proposal is re-positions approx 2.4m to the left of existing dwelling and located more centrally on the site.

The ground floor of the proposed dwelling creates plenty of space for the owners, providing an open plan kitchen/dining room, a living room, downstairs bedroom, utility, plant room and downstairs toilet. This ground floor layout is far better suited to family life, than the existing and provides a much better layout however using a similar floor area.

Upstairs creates 4 bedrooms with ensuite and the loft provides a study / play room area with shower room

APPEARANCE

The replacement dwelling is of better quality and more appropriate design than the building which it is intended to replace. The materials and style of the building match the characters of the dwellings in the area, therefore having a positive impact on the surrounding area.

The existing dwelling is a traditional dormer property with flat roofs forming bedrooms, due to the fact that it has been altered internally over the years and this work has not been carried out sympathetically. There is a mix use of pitched and low level roofs which makes the property unattractively pleasing to the eye.

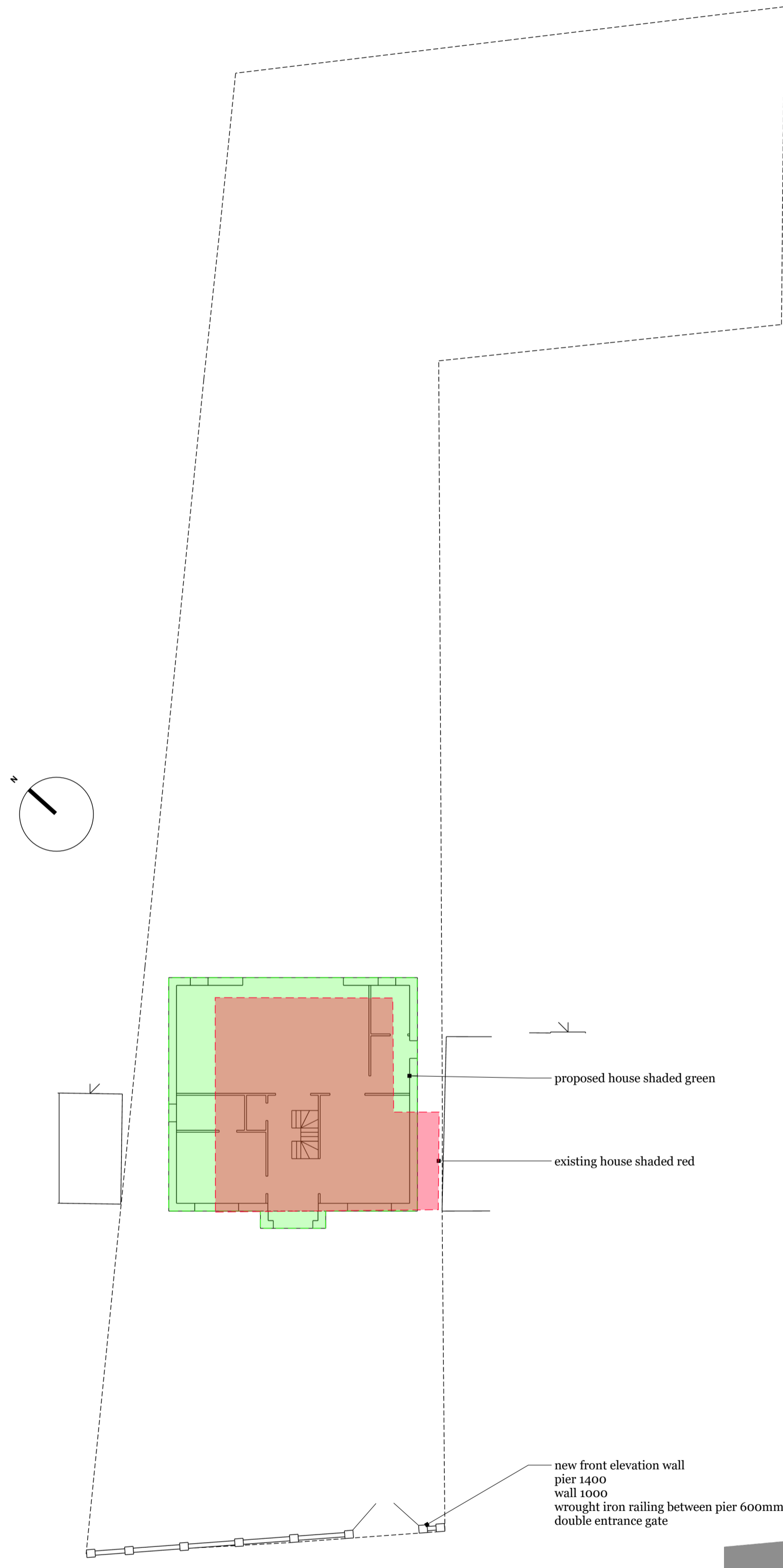
The style of the proposed, matches similar styles within the area. The buildings of the area are mainly constructed out of brickwork with concrete tiles. The front of the property has been designed to a formal manor, as to not impact on the residents that live along Hill Rise.

The dwelling is in proportion to the site and the surrounding area. It has been designed to ensure that the scale and massing is sympathetic to the surrounding properties. It will not have an adverse effect on the dwellings surrounding it or indeed the countryside.

LANDSCAPE

The existing landscaping for the site will mainly be soft landscaping with some areas of low level shrubs and a gravel driveway at the front of the property is lined with a combination of soft landscaping and grassed areas. There will be minimal change to the landscaping.

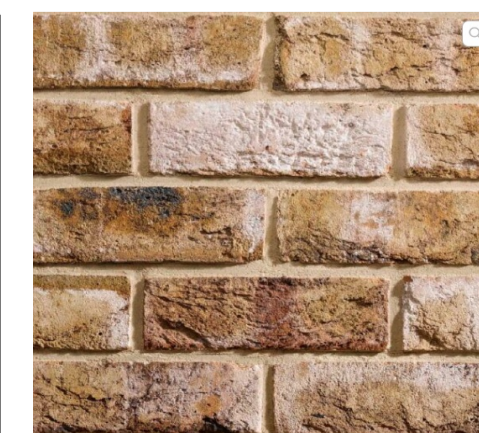
The site has a number of trees and hedgerows, it is anticipated that all of the trees will be retained.



3D VISUAL - MATERIALS



WINDOW, GUTTER, SOFFIT - GREY ANTHRACITE



BRICK - LONDON WEATHERED YELLOW STOCK FACING



ROOF TILE - CEDRAL THRUTONE FIBRE CEMENT SLATE ROOF