

21 December 2009

RECONSTRUCTION OF OFFICES AND HOUSE EXTENSION, WOODLANDS, SCHOOL ROAD, POTTERS BAR, HERTFORDSHIRE, EN6 1JW

DESIGN & ACCESS STATEMENT

Introduction

Woodlands is a single family house with ancillary office accommodation. The offices are used in connection with the business of Stage Miracles, a company who supply technicians to the live music and theatre industry. A certificate of lawfulness relating to the office use was granted on 28 March 2003 (Application reference: S6/2003/340/LU).

Context

Woodlands is located at the end of school road, Little Heath and is accessed by its own private driveway. The site is remote and well screened from nearby houses. The current offices are poorly constructed of linked single storey flat roofed extensions.

Amount

This application seeks consent for the re-construction of the offices (52 sqm gross internal area) and the extension of the house to provide additional kitchen and bedroom accommodation and a granny annex (142.3 sqm gross internal area). There is no increase in office area.

Layout

The two storey extension sits partially over the footprint of the existing single storey office building and is designed to harmonise adjacent buildings, circulating routes and open spaces.

Scale + appearance

The extension is designed so that the composition improves and complements the proportions of the existing house. The architectural style and materials will match the existing.

Landscaping

Existing landscaping will be retained and argued as appropriate.

Access

Access to the proposed extension utilises the existing roads & paths.

