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4 Devon Mead
Hatfield
Herts

REVISIONS
NO. DESCRIPTION
DATE

GEMINI
BUILDING AND DESIGN CONSULTANCY

2013/0713

Project : 762

Impact Assessment and Design & Access Statement for works at 4 Devon Mead Hatfield, Herts

LOCATION

The premises are set on a private plot, centred in Devon mead, with a South East facing aspect. Devin Mead is a short street, of narrow proportion having parking spaces allocated to the front of each house. These "on Road" parking spaces are not marked. They do serve the needs of the local houses without problems.

The house is a Link detached, modern three-storey building. The link comprises a first floor living space set over four, off road, car-parking spaces which lead onto the garage set into the secluded rear garden. The parking spaces are accessed via timber gates. set back from the path edge.

The garage is set within the garden space abutting the boundary to the link-detached house. There is a small garden shed set to the rear of the garages abutting the boundary on the side and rear. Immediately to the North East Corner Rear corner there is a garage, set on the adjoining site, of similar proportion and aspect.

DESIGN & ACCESS

Design Brief

Our client wishes to make three modifications.

1. to remove the present garden shed and to install a spa bath. This is to be set onto a new paved base, with a patent Glass to the roof and to the fence sides all over a structural frame.

The roof construction is to be set at a level below the adjacent garage with the same pitch.

2. To convert the garage into a Leisure space, to include a shower and toilet to service the new facilities. To use this space as intended , it will be necessary to provide insulated floors, walls and roof, which comply with the requirements of Part L of the Building regulations.

To provide adequate headroom over the raised, insulated floor, we propose to raise the roof, in its entirety, by 150mm. Because the garage is detached, this small rise of ridge line, will not be noticeable. There will be no detrimental impact on daylight to adjoining properties.

3. To provide local facilities to compliment the new spa, it is proposed to extend the garage sufficient to house a Changing space with WC, Shower and basin. This will be built in brick to match the garage. The garage roof will be extended over it to be continuous. The walls will be set back from the face of the garage to reduce the proportion of the roof.

Impact

Construction

The site is part of an established local street scene. The Works planned are all to the rear of the buildings and cannot be viewed from the road. The adjacent buildings, to the rear are overlooking the garden, but none of the other houses has noticeable sight of it.

As the works only involve small scale, single storey extensions. the impact on the local area is minimal. There will be few contractors for short periods, avoiding the need for multiple contractors vans parking in the area.

The contractor will bring material to site using a Large panel van, avoiding use of lorries which would constrict use of the street during unloading

Deliveries will be planned to avoid the school timetable. The contractor will have to ensure that vehicles leaving the site with excavated materials will not foul the highway.

During the building works, access there will not be a need for scaffolding to the front.

The works will require limited excavation and the waste can easily be loaded into canvas bags for removal, preventing the likelihood of mud on the public highway.

The loss of a parking space will not increase the demand for on road parking. There, are 4 retained spaces, which readily meet the needs of the family.

The impact of the proposed alterations on the locality will be very minimal

Environment

Whilst the construction of a small extension and the addition of the spa cover adds bulk, the affected elevations, face onto garden spaces, and they do not affect daylighting to any living spaces

The proportion of the new construction is small and is covered in two elevations by the larger bulk of the two detached garage structures.

The use of the garage for leisure space, is in keeping with the domestic use of the premises, and the construction will screen any noise arising. The location of the spa between two garages and the provision of the glass enclosure will also screen noise from the adjoining garden spaces.

We consider the overall impact on the adjoining properties will be minimal.

Access

The works do not alter or have detrimental affect on the access provision for the building.