

DESIGN AND ACCESS STATEMENT.

For proposed alterations to property at 85 Bramble Rd. Hatfield, Herts.

The existing property is a ~~semi-detached~~ detached house constructed circa 1930, of painted and rendered masonry construction with a plain-tiled roof, and has an attached, single-storey, flat roofed garage to the side

The property has been altered over the years to include an added rear extension.

The proposals are to demolish the existing single storey rear and side extensions, and replace them with new, built to comply with current Building Regulations in order to achieve more robust construction and better thermal achievement.

There is proposed, a two-storey front extension of modest terms to provide a downstairs toilet and area for coats / shoes which does not provide an escape hazard at the foot of the staircase. This will also allow for an enlarged bathroom, which is more suitable for modern means.

There may also be an opportunity for the installation of alternative energy and eco-friendly methods used that does not currently exist.

FOR INFORMATION:

There have been a substantial number of properties altered within Bramble Rd. over the years, (please refer to the enclosed photographs of Numbers 22 & 30) and it is our belief that the proposals indicated are subservient in nature, retain the character of the building and will not have any adverse effects upon neighbouring properties

Whilst the proposals will mean the loss of the garage; there is still adequate parking facilities to accommodate a minimum of 2no. cars (based upon parking sizes of 2.4 x 4.8 metres)

The proposed structure will be built in cream coloured rendered masonry; with the main roof and pentice over the office of plain-tiling with third-round hip tiling and hogs-back profiled ridge tiling.

The rear roof will be covered with Forticrete Centurion tiling of a colour to match the main roof.

The flat roof to the side will be finished in black, single-membrane material.

Rainwater goods will be either black upvc or black-painted aluminium.

Windows and doors will be of white upvc.

All existing fencing, hedging, etc. to the rear and flanking borders is to be retained, whilst to the front; the landscaping may be modified to accommodate a new driveway to be constructed of a pervious material (gravel or pea-shingle)

In terms of shading to the neighbours; there should be no worse scenario than currently exists; as the only part of the neighbours property affected will be a flank wall.

For information, the proposals have been designed in accordance with BRE Report:Site Layout Planning for Daylight and Sunlight: a guide to good practice. 1991 By P.J.Littlefair, Section 2.2 – Existing Buildings (extensions); and taking consideration of the Vertical Sky Component based on the CIE calculation method, (BRE Report; Appendix H, P.84).

With regard to access; the alterations will not impose harder restrictions for disabled or partially disabled persons than those in existence, and may, subject to future discussions on landscaping works; incorporate levelled or ramped areas to facilitate such needs.