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4 Devon Mead
Hatfield
Herts



PLANNING
DEPARTMENT
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Project : 769_02

Impact Assessment and Design & Access Statement for New Dormer windows 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, with an external out house as study set into the secluded rear garden. The parking spaces are accessed via timber gates set back from the path edge.

DESIGN & ACCESS

Design Brief

Our client wishes to make a simple modification by adding two dormer windows to the rear of the link building which match those to the front. This will improve the daylighting as it will allow morning sunlight to the main bedroom located to the first floor of the link block.

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 public areas.

To the rear the buildings opposite overlook the garden but are set suitable back to prevent oversight or loss of privacy to rooms. The building of the adjoining neighbour (number 5) extends, substantially, beyond façade of the link, minimising any aspect of over-looking of the garden. The study building, to number 4, is also set along the boundary further screening any overlooking of the garden.

As the works only involve small scale, alterations, the impact on the locals are minimal. There will be few contractors for short periods working out of sight of nearly all neighbours. The contractor will bring material to site using a Large panel van.

During the building works, access there will not be a need for scaffolding to the front. The works will require limited demolition and the waste can easily be loaded into canvas bags for removal.

Environment

The addition of the two dormers is very small scale and with little visual impact.

Access

The handles to the dormer windows will be positioned at a height of not more than 1350mm over the floor.