



Proposed Development of Three Houses

at **The Spinney**

High Road, Essendon, Herts, AL9 6HP

Design Statement

Submitted in support of a Section 73 Application for Minor Material Amendments

prepared by **Chassay Studio Ltd**, architects

for **Essendon Property Ventures Ltd**

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In June 2018 planning consent (ref 6/2018/0804/FULL) was granted for the development of three new dwellinghouses following the demolition of existing buildings at The Spinney, High Road, Esendon, Herts, AL9 6HP.

Consent is now being sought to make certain limited and specific amendments to the design of one of the three houses - the house on Plot 2.

This Design Statement has been prepared in support of a Section 73 application for minor material amendments to the consented scheme.

This report is accompanied by the following:

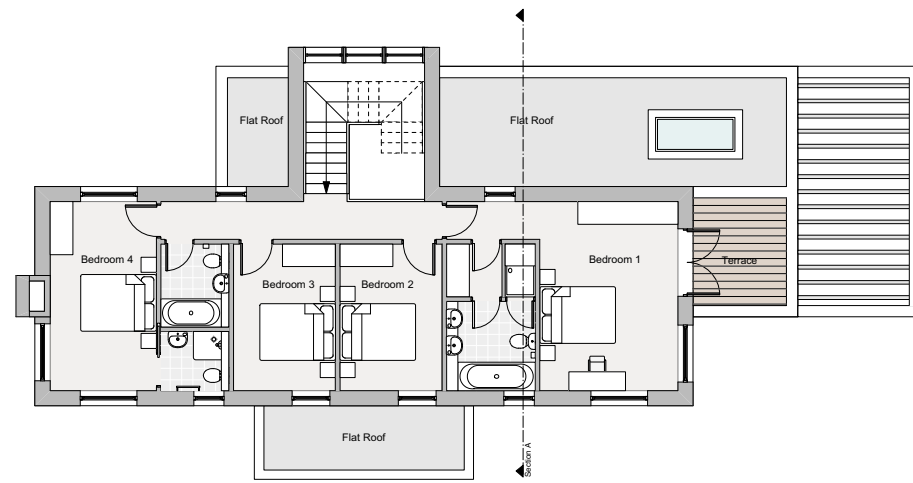
Architectural Drawings
by Chassay Studio Ltd

Supporting Statement
by Chassay Studio Ltd

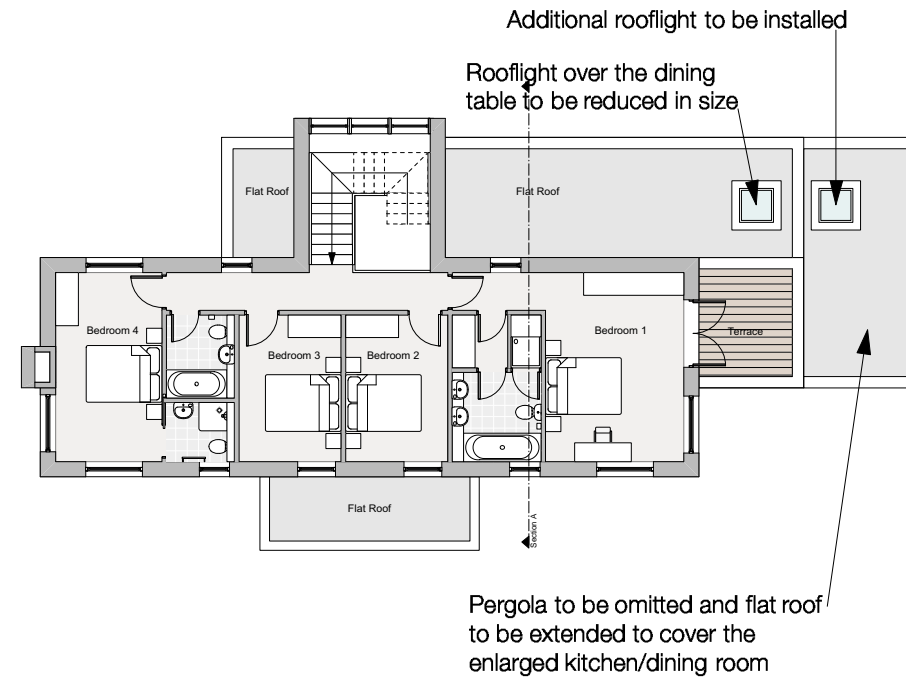
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House on Plot 2: Proposed Amendments to Ground Floor Plan



House on Plot 2 - First Floor Plan as consented under planning permission ref. 6/2018/0804/FULL



House on Plot 2 - Proposed Amended First Floor Plan

In June 2018 planning consent (ref 6/2018/0804/FULL) was granted for the development of three new dwellinghouses following the demolition of existing buildings at The Spinney, High Road, Essendon, Herts, AL9 6HP.

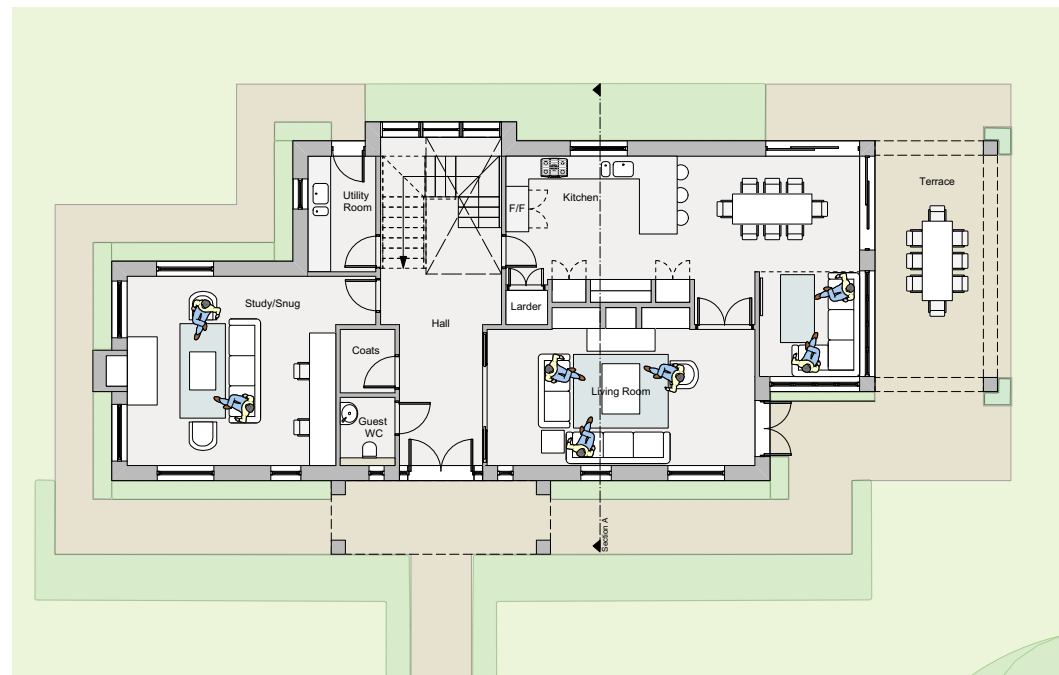
The applicant, Essendon Property Ventures Ltd, wishes to make an amendment to the design of the house on Plot 2 to make an improvement to the residential amenity of the house. The proposed improvement is to make a slight enlargement to the family kitchen/dining room at ground floor level. The purpose of this room is to be the heart of the family home and accommodate three functions: cooking, dining and relaxing/socialising. In the consented design the plan arrangement accommodates the cooking and dining functions satisfactorily but the space left for relaxing/socialising is compromised.

The proposed enlargement of this room will result in a much improved plan arrangement where all three functions of this room will be accommodated equally successfully.

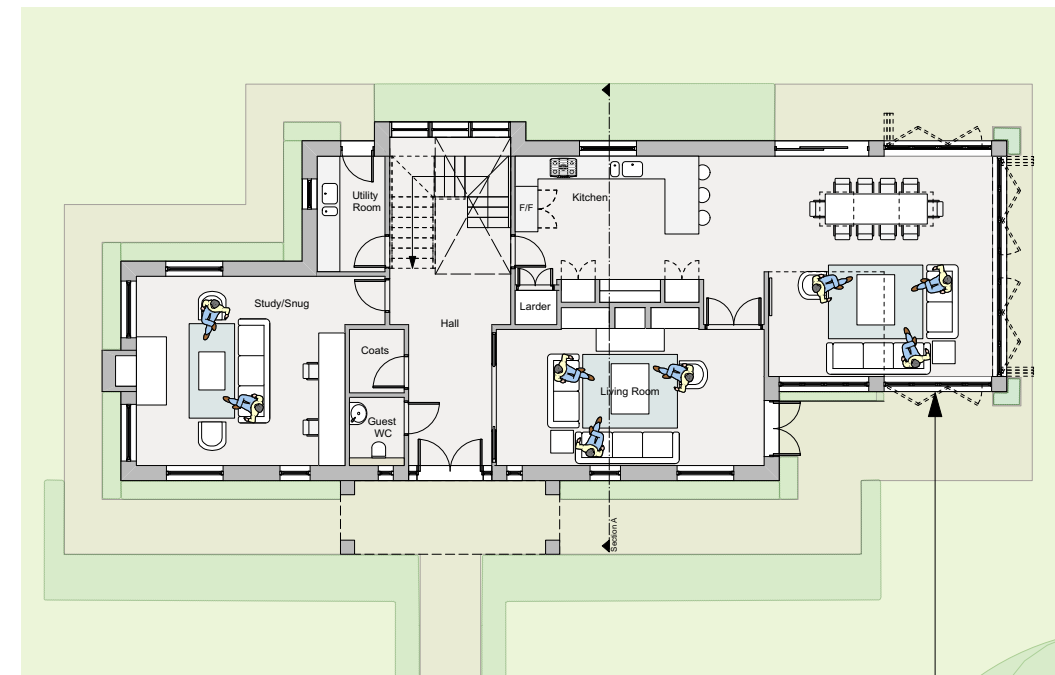
We are seeking to make this change by varying the plans of the consented scheme.

The enlargement of the kitchen/dining room will be achieved without increasing to overall bulk and mass of the building. The consented design includes a paved terrace adjacent to the south wall of the kitchen/dining room. The terrace is covered by a pergola, supported on brick beams and brick columns. The kitchen/dining room is to be enlarged by extending the flat roof to replace the pergola and installing sliding/folding glazed doors between the brick columns. This minor amendment will increase the floor space by 19m² but as it will be achieved by inserting the glazed doors within the already-consented brick structure for the pergola there will be no increase in the built bulk or mass of the building.

We believe that this minor change will make a significant improvement overall.



House on Plot 2 - Ground Floor Plan as consented under planning permission ref. 6/2018/0804/FULL



House on Plot 2 - Proposed Amended Ground Floor Plan

Paved terrace between the brick columns to be omitted. Kitchen/dining room to be enlarged. Sliding/folding glazed doors to be installed between the brick columns

House on Plot 2: Proposed Amendments to the Elevations



House on Plot 2 - West elevation as consented under planning permission ref. 6/2018/0804/FULL



House on Plot 2 - Proposed Amended West Elevation

Sliding/folding glazed doors to be installed between the brick columns

This page presents a comparison between the design of the elevations as consented under planning permission ref. 6/2018/0804/FULL and the proposed amended elevations. The only alteration to the appearance of the elevations is the insertion of sliding/folding glazed doors between the brick columns at ground floor level at the south end of the house. These glazed doors will be of an identical character and appearance as those shown on the consented elevation drawings and hence will harmonise with the rest of the already consented design.

Please note that no change is proposed to the north elevation.



House on Plot 2 - North elevation as consented under planning permission ref. 6/2018/0804/FULL



House on Plot 2 - Proposed North Elevation
No change to this elevation is proposed as part of this application

House on Plot 2: Proposed Amendments to the Elevations



House on Plot 2 - East elevation as consented under planning permission ref. 6/2018/0804/FULL



House on Plot 2 - Proposed Amended East Elevation

Sliding/folding glazed doors to be installed between the brick columns

This page presents a comparison between the design of the elevations as consented under planning permission ref. 6/2018/0804/FULL and the proposed amended elevations. The only alteration to the appearance of the elevations is the insertion of sliding/folding glazed doors between the brick columns at ground floor level at the south end of the house. These glazed doors will be of an identical character and appearance as those shown on the consented drawings of the south and east elevations and will hence harmonise with the rest of the already consented design.

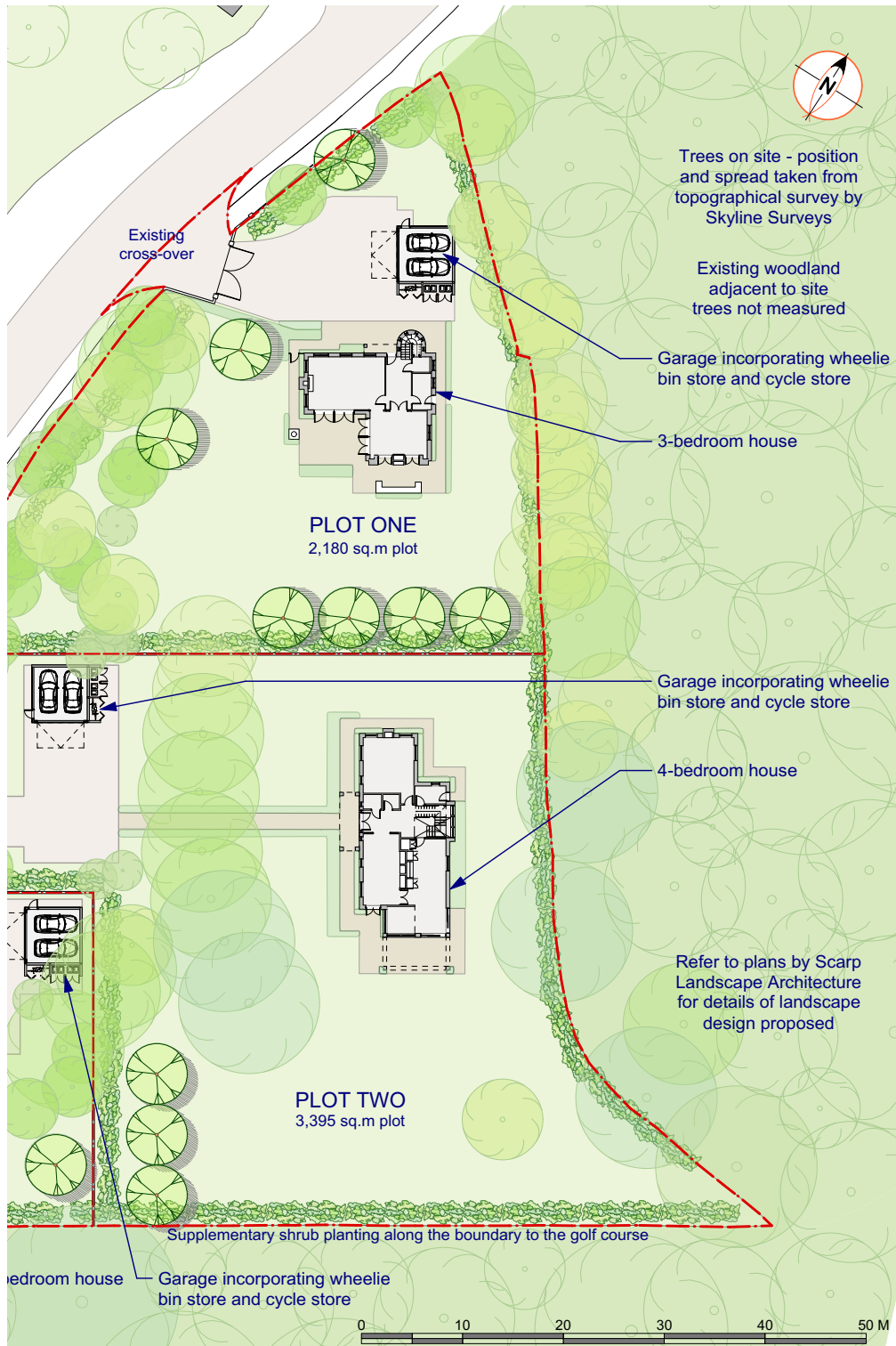


House on Plot 2 - South elevation as consented under planning permission ref. 6/2018/0804/FULL

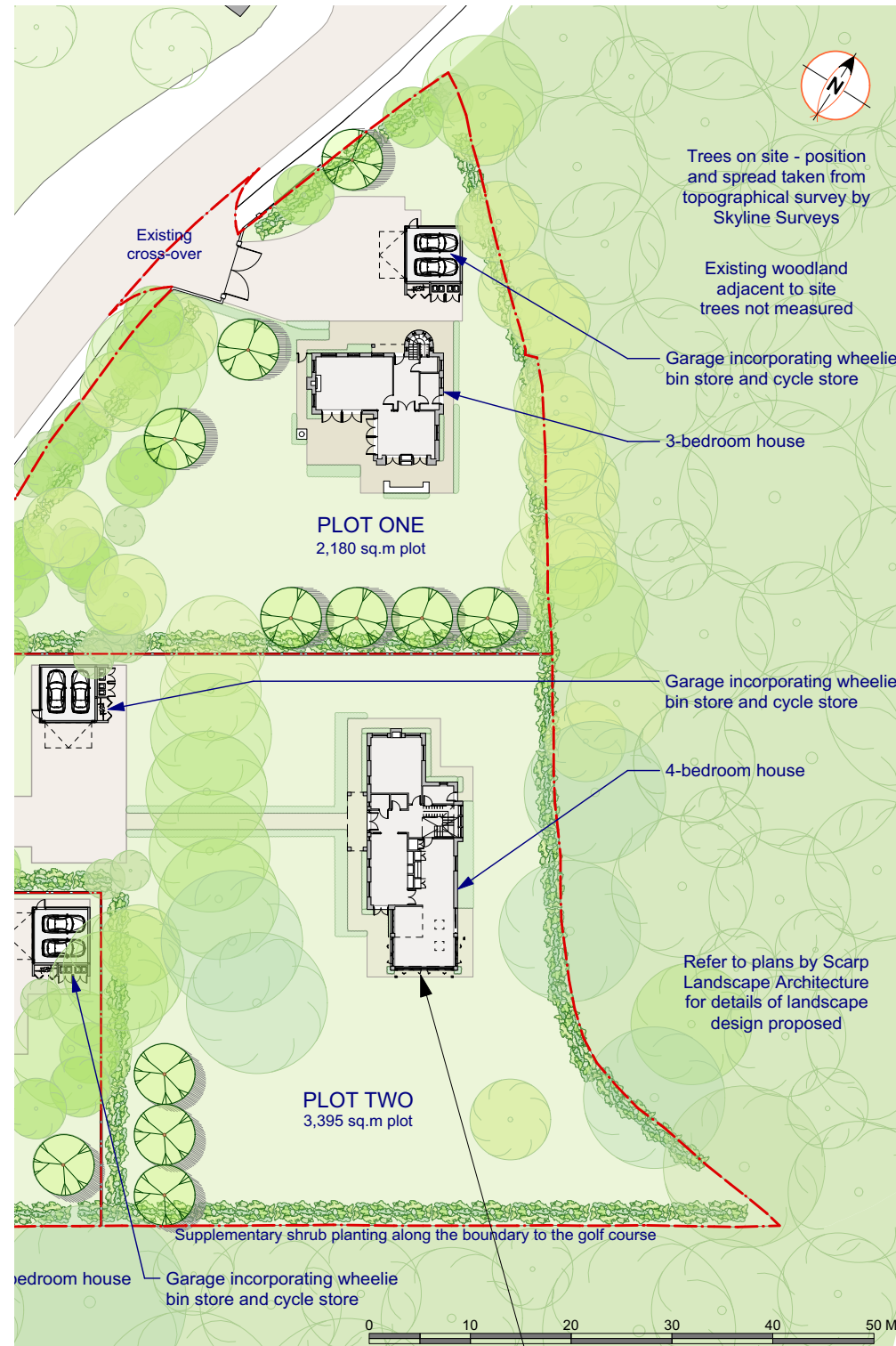


House on Plot 2 - Proposed South Elevation

Sliding/folding glazed doors to be installed between the brick columns



House on Plot 2 - Site layout plan as consented under planning permission ref. 6/2018/0804/FULL



House on Plot 2 - Proposed site layout plan

Kitchen/dining room to be enlarged to replace the pergola-covered portion of the terrace. Sliding/folding glazed doors to be installed between the brick columns.

No amendments are proposed to the overall site plan. All three houses and the boundaries between the three plots are to remain in the positions shown on the site layout plans consented under planning permission 6/2018/0804/FULL.

The only amendment to the site plan is to show that the pergola-covered portion of the terrace at the south end of the house on Plot 2 is to be enclosed by sliding/folding glazed doors to facilitate the slight enlargement of the kitchen/dining room at ground floor level.