

## **Planning Design and Access Statement for Proposed Extension and Loft Conversion to 19 Theobalds Road. Cuffley. Herts EN6 4HQ.**



View of the front (west) elevation from the road.



View of the rear (east) elevation from the rear garden.

### **Site Assessment.**

#### **Physical.**

The property is to the east side of Theobalds Road and is on land that slopes down away from the road to the rear boundary. The front of the bungalow is on the site approximately 10 metres from the back of foot path and has a drive to the north side past the side of the bungalow to a concrete framed garage that is behind the rear wall of the bungalow. Apart from a flat roofed extension to half the width of the rear, the bungalow is mostly as originally built in the 1930's. The bungalow is the same handed version as the neighbouring bungalows to the south and the bungalow to the north is a handed version. This means that the bungalow is two drive widths from the bungalow to the north and a driveway and side path width away from the bungalow to the south.

Many of the bungalows in the road have been extended to include loft rooms because the plots are a generous size and can provide ample space for off street parking and a large private rear garden

#### **Social.**

The site is within a well established residential area within walking distance of the shops in the High Road, bus stops and the train station.

#### **Economic.**

The economy of the area is linked broadly to local business and commuting into London.

#### **Involvement.**

The agent has discussed the possible extension of the bungalow with the applicant.

#### **Evaluation.**

The bungalow is in need of refurbishment and ideally enlarged. The garage is too small by modern standards and being behind the rear wall of the bungalow is not ideally placed as cars need to pass the side of the house and can only park end to end preventing separate movement of cars. The existing plan layout is very old fashioned with; an awkwardly small bathroom, a small w.c without a basin and a kitchen too small to include a breakfast area because it has to contain laundry appliances, the gas meter and boiler as there is no utility room. Although the plot is 611m<sup>2</sup> the bungalow has just one bedroom so is only suitable for two people to occupy.

It would be quite easy to enlarge the house to provide more living accommodation and off street parking similar to other bungalows in the road.

### **Design.**

The proposed front extension of the bungalow is similar to the extension of the bungalow at 18 Theobalds Road with a garage extension to the side but having a pitched roof over with a ridge running into a gablette similar to that at 11 Theoboalds Road with an arched top window centred in the gabelette to visually link with the existing arched porch entrance.



View of the front of 18 Theobalds Road.



View of the front of 11 Theobalds Road

The rear ground floor side extension is to be align with the previous rear extension across half the width of the bungalow and will have a flat roof over. A flat roofed dormer has been added to both sides of the existing ridge over the rear part of the bungalow to provide space for a staircase, a bathroom and two bedrooms. Another bedroom with sloping ceilings will be under the extended pitched roof. The ground floor has been changed to include a study in place of the bathroom and w.c., an en-suite to the master bedroom, a w.c. and a utility room off the hall and a staircase.

### **Use.**

The extended bungalow will provide a well proportioned four bedroom chalet bungalow with ground floor rooms to provide; a combined kitchen/dining relaxation room and a living room both opening out onto the rear garden, a utility room, a w.c. and a master bedroom with en-suite all accessed from a hall with a staircase up to first floor where the landing leads to three bedrooms, a bathroom and a linen cupboard..

### **Amount.**

The extension is no more than has been allowed for other neighbouring bungalows in the road and is no higher than the existing roof ridge. The first floor dormer fronts are more than 2 metres from the boundaries.

**Layout.**

The existing hall has been extended and increased in width to access all ground floor rooms. A staircase has been included in the hall to ascend to a first floor landing to access all first floor rooms. The existing garage has been removed and a new garage included in a side extension of the bungalow.

**Scale.**

The enlarged bungalow will be similar in size to other extended bungalows on Theobalds Road.

**Landscaping.**

The rear of the plot is very overgrown and the ground shaded by unmanaged undergrowth and trees. There are saplings and a conifer in the front garden especially to the back of the footpath which seem to be self seeded and are to be replaced by more appropriate shrubs. The drive is to be re-laid and extended in porous paving. The south boundary fence is to be replaced with a new close boarded fence.

**Appearance.**

The frontage of the bungalow will retain the fundamental elements that it has in common with the other bungalows of Theobalds Road. The extensions will be similar to the extensions carried out to neighbouring bungalows.

**Access.**

The principle pedestrian access will be from the drive to the existing porch in the front elevation but to a new flush threshold. Secondary access will be via sliding folding doors to the kitchen/dining/relaxation room and the living room off a deck at the rear.

The existing drive to the side of the bungalow and existing garage will be replaced by an extension that will include an integral garage. Vehicles will continue to use the existing vehicle cross over to access the integral garage and an increased area of drive in front of the bungalow that will enable cars to park to come and go without having to move cars.



View of the front of 24 Theobalds Road.



View of the front of 30 Theobalds Road