

DESIGN AND ACCESS STATEMENT

4 Chipmunk Chase, Hatfield

July 2015

1. Summary

The statement describes the location of the proposed development; the existing uses; the planning history and the context of the proposed development. It reviews how the context has informed the design process and how assessment of the site's potential and surroundings has been considered as part of the design process.

A full assessment has been undertaken of the site's potential, its context and surroundings.

2. Location

The site is located on a large residential housing development, constructed approximately twelve years ago. The property is a mid terraced three storey house facing a residential road and beyond that an area of public open space.

3. Existing Uses

The property has been a licensed dwelling of multiple occupancy for five residents from 2011. Evidence of its lawful existing use – copies of license certificates – has been submitted with this application.

4. Planning History

There has been no planning history in respect to the property since permission was given for its construction.

5. Proposed Development

Use

This application proposes to maintain an apartment on the first and second floor of the property for four residents as an unlicensed dwelling of multiple occupancy. The multiple occupancy dwelling will continue to benefit from a good sized garden and; a garage and off road parking for a total of three cars. Access to the apartment will be via the existing front door of the property.

The application also proposes to add a small single storey extension to the rear of the property and to convert the ground floor into a self contained one bedroom apartment. The apartment will also benefit from an external patio area. Access to the apartment will be through a new front door located where a window currently exists. Immediately opposite the property is a layby providing public parking for several cars. It is proposed that the new ground floor apartment will utilise that space for car parking.

The scale, massing and spread of the development across the site is in keeping with the existing house and neighbouring properties.

Layout

The proposed layout has been based on a number of factors including access, the relationship of the property with neighbouring dwellings; the desire to provide good sized habitable accommodation in both apartments and the desire to provide external private space for residents.

The layout of the proposed extension has also been designed to minimise overlooking – the ground floor side window in the extension will be fitted with obscure glass. Windows to the front and back elevations will not overlook dwellings.

Scale

The approximate plan dimensions of the proposed extension will be 7.5m x 4.4m. The approximate height of the extension will be 4.8m at its highest point, falling to 3.7m at its lowest point.

Visually, the extension will largely be hidden from neighbouring properties by the surrounding garden fences.

Appearance

The extension would be built in traditional red brick with windows, external doors, sills and lintels to match the existing building. There will be a tile roof.

Access

Disabled level access will be provided to both apartments from the public footpath. Vehicular access to the off-road parking will be through the existing car port.

Landscaping

The existing mature vegetation to the boundaries including trees and hedging would be retained. There will be no need to remove trees to construct the extension and no trees would be impacted by its construction.

Biodiversity

It is not considered that there will be any significant impact on biodiversity as a consequence of the works proposed.

6. Conclusion

This Design and Access Statement has been produced as a working tool to explain the background and act as a guide to the design process.

Access and habitable room sizes will comply with all the standards relevant to such a development and the proposal is considered to be in accordance with the development plan for the area.

End.