Design & Access Statement

33 Kentish Lane,
Brookmans Park,
Hatfield

March 2012

Contents

1.0 Introduction

33 Kentish Lane is a two storey 3 bedroomed property with a traditional vernacular.

2.0 Use

No. 33 Kentish Lane is a 2 storey detached residential property with 3 bedrooms with the living and accommodation distributed across the ground and first floor levels of the property. The property was recently purchased by our clients and is currently unoccupied. The proposed use will remain the same.

3.0 Amount

The application seeks the permission for the following works;

The current house is to be completely demolished and re built using modern construction methods and materials.

The current external gross footprint of the property is approximately 100 m2 and the proposed external footprint is approximately 190 m2. The proposed development occupies 3 levels.

The Ground floor of the proposed property consists of a study and media room to the front of the property. The principle living area consists of an open plan kitchen, living/dining and will provide direct and level access to the rear garden.

The Proposed First Floor level consists of 3 bedrooms and a bathroom. The second floor level consists of 1 bedroom

Alterations are proposed to the rear garden patio. A low level retaining wall between the patio and rear garden is proposed. This will not visually impact neighbouring properties.

4.0 Scale

The proposed residential property will be seen in the context primarily of a detached two storey house of a traditional build in Kentish Lane, the proportions, its style and scale all generate a dwelling perfectly at home with its residential neighbours.

Internal Gross Areas for the Existing property amounts to approximately 114 m2 and the Internal Gross Areas for the proposed property amounts to approximately 368 m2.

5.0 Appearance

The appearance of the proposed scheme is that of a traditional 4 bedroom detached property as seen from the street scene. The rear of the proposed property is to have a modern feel, with a single storey rear addition with a flat roof. Dark grey powder coated aluminium framed sliding/folding doors are proposed at ground floor level.

The overall scheme will appear in a form which will allow it to blend well with the adjacent properties and surroundings.

6.0 Materials

The exterior of the proposed house walls is to be clad in a York stone at ground level and a red facing brick is proposed at first floor level. Stone coins are located on the corners of the brickwork to the front elevation. The proposed single storey rear addition is to be finished in a smooth sand & cement render that will be painted white. To the rear of the property there will be dark grey powder coated aluminium framed sliding /folding doors leading onto patio area. All other windows are to be double glazed timber framed.

The overall scheme will appear in a form which will allow it to blend well with the adjacent properties and surroundings.

7.0 Access

Access to the site is unaltered, the existing site access from Kentish Lane is to be retained and no changes are to be made to the cross-over.

8.0 Landscaping and Trees

For the impact of the existing trees on the proposed development please refer to the tree officers report attached.

9.0 Sustainability – Energy and Carbon Dioxide Emissions

In 2004, the domestic sector was responsible for around 27 per cent of total UK CO_2 emissions. Space and water heating accounted for nearly three quarters of emissions, therefore our proposal will utilise the following methods in order to reduce the amount of energy utilised;

Air-tight envelope – preventing draughts and loss of heat

Condensing/Low NOx boiler – causing less pollution, and using less energy to run due to its high efficiency

Energy Efficient Appliances – installing A rated (or better) appliances where possible, reducing energy needs

Low Energy Lighting

10.0 Water

Our proposal aims to significantly cut the average water consumption per person. Another objective is to reduce water run-off, and filter some pollution from rainwater. Soil and vegetation retain moisture long after brick, concrete and tarmac have dried out. Studies in Berlin have shown that on average green roofs absorb 75% or precipitation that falls on them so that the immediate discharge is reduced to 25% of normal levels. This means that sewers are better able to cope with runoff from streets and other hard surfaces and therefore, risks of flooding are considerably reduced.

Vegetation absorbs pollutants from rainwater: heavy metals and nutrients in rainfall are bound in the soil instead of being discharged into groundwater or streams and rivers. Over 95% of cadmium, copper and lead can be taken out of rainwater and 16% of zinc. Nitrogen levels also fall dramatically and most dust particles are removed.

These objectives will be achieved by installing devices such as:

Low/Dual flush WCs – reducing the need for mains water top-up

Water Efficient Shower/Taps – a normal shower uses around 30 litres but power showers can use much more, approximately 60 – 100 litres per use

Garden Water Butt – using a garden hose or sprinkler for one hour can use up to 1,000 litres of water. That's equivalent to an average family's usage in 48 hours. This figure can be completely disregarded by water authorities if that water has been collected from the roof, and consequently, residents can keep their gardens green without guilt.

11.0 Conclusion

The owner of the property wishes to retain the current use of the house as a single family dwelling but bring it up to a modern standard. It is the owner's intention to comply with all the relevant legislation, and provide improved accommodation for their family.