

BELL LANE, PET FARM, BELL LANE, BROOKMANS PARK - AL9 7AY

PROPOSED DEMOLITION OF EXISTING BUNGALOW FACILITY & GYM TO BE REPLACED WITH THE NEW BUILDING USING SIMILAR ARCHITECTURE & MATERIALS

DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with the CABE Guide to design and access statements, and broadly uses their suggested subsections for the assessment of the design, as detailed below.

1 Introduction

- 1.1 The original bungalow which stood on this Site was a one-storey building, built in 1960s, as out-building, facilitating needs of the owner of the property. The original location of the bungalow is shown on the PET/P01/A Existing Facility & Gym Site Location Plan. This information has been taken from H.M. land Registry Ordinance Survey.
- 1.2 The H.M. land Registry Ordinance Survey Map records show that the original building has been located at the North of the existing boundary. No gap at the North boundary has been provided.
- 1.3 From 1960's until this year the existing bungalow out-building facilitated an office and gym for the property owner. The existing timber pitched supported plain tiles and exterior walls have been partly masonry and partly timber.
- 1.4 The problem with the current out-building, was that it become old and required refurbishment. It would be fairly uneconomical to refurbish the existing out-building with the existing roof and interior required replacement. Office study shown that to extend the service life of the building it would be more economical to replace the existing out-building with the new out-building not requiring planning permission using design rules for Permitted Development Rights for Householders published in April 2017 by Department for Communities and Local Government.
- 1.5 With the knowledge of design rules for Permitted Development Rights for Householders published in April 2017 by Department for Communities and Local Government the new out-building has been set back 2m from the North boundary having eaves height of 2.5m with the maximum pitched roof height of 4m. Also the new out-building not only complies with the Permitted Development Rights but would occupy lesser area. See drawing PET/P01/A & PET/P01/A for comparison.
- 1.6 The new out-building is very similar in architectural appearance to the existing out-building. The exterior dimensions of 5.102 m x 15.000 m are reasonably smaller occupying area of 76.53 m² in comparison to the existing out-building having dimensions of 6.514 m x 15.281m & occupying area of 99.54 m².
- 1.7 The result of this, the new out-building would look of modern material appearance, which complies with the design rules for Permitted Development Rights.

- 1.8 As Welwyn & Hatfield have no moratorium on out-building of modern material appearance, this approach of providing replacement would seem to be eminently acceptable. It should be noted that the existing residential house as well as the new out-building would be hidden behind the trees if viewed from the Bell Lane.

2 **The Design Process**

- 2.1 We have designed the out-building to Mr Andrew Ioannou requirements the owner of Pet Farm property having in mind the building would be falling within the parameters design rules for Permitted Development Rights. The entrance doors and windows have been designed to be PVC framed similar to existing out-building appearance and secondary elements such as traditional masonry walls or roof tiling would obey rules of the acceptable aesthetical appearance. These elements are intended to act as a foil in the appearance, and to draw the building together in a unified design, as well as having a practical use.

3 **Use**

- 3.1 The use of the new out-building would remain residential, for single family occupancy.
- 3.2 The intention is that the family would use proposed out-building as private office, play room and gym.
- 3.3 No future changes are envisaged to the use of the new out-building.
- 3.4 There is ample space for parking the cars which the family and their visitors use, so vehicles do not need to be parked in the street.
- 3.5 No other changes are envisaged to the layout of the external areas.

4 **Amount**

- 4.1 There are several measures of the “amount of building” which exists at present, for comparison with our new proposals, not least in terms of footprint, floor area, volume, and overall height.
- 4.2 In the current design, the footprint of the building is lesser than the existing out-building by about 23%. In terms of volume it would be lesser as well.

5 **Scale and Detailed Design**

- 5.1 The change in the appearance from 1960s out-building bungalow to the new traditional building materials appearance is intentional, as that is the only way the new low-pitched roof can be reconciled with the plan form and use of the building.
- 5.2 The fact that the building is transformed from its previous appearance is of course intentional, however the elements are traditional to balance the existing environment.
- 5.3 The windows themselves are designed to be tilt windows, which do not require mullions or transoms, and those are to be finished in UPVC in order to complement the remainder of the design.

5.4 The exterior doors to give access from the outside areas at the front of the building to the garden further compliment the design and these are to be UPVC to match elsewhere.

6 **Landscaping**

6.1 There is to be no change to the soft landscaping whatsoever.

6.2 The result of this development is that the building is almost entirely hidden from the street, so that the street scene will, in principle, be unchanged by this proposal.

7 **Appearance**

7.1 In this Scheme, the transformation of the out-building from 1960s bungalow to a clean traditional building is complete. However, the proposed appearance do not really change from the existing building, however new materials form a balanced design, where all of the building elements complement each other, and the proportions relate well to each other. The new building is very similar in appearance to the existing one but new materials give a fresh aesthetical look of the proposed building.

7.2 Having said this, the building cannot be seen from the street, so the appearance of the front elevation is effectively private.

8 **Access**

8.1 There is no change to the access to the building, nor the siting of it.

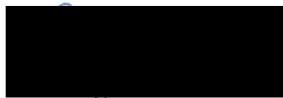
9 **Conclusion**

9.1 In designing the building, we have complied with the design rules for Permitted Development Rights for Householders published in April 2017 by Department for Communities and Local Government.

9.2 Welwyn & Hatfield do not seem to have any objection for improvements per-say, and this out-building replacement which has been built originally in 1960s its appearance would not really change also is out of the public view, due to the screening at the from Bell Lane road.

9.3 We therefore trust that the Council will agree that this Proposal is an improvement in all respects, and grant Consent for this Application.

Jan Plutecki



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