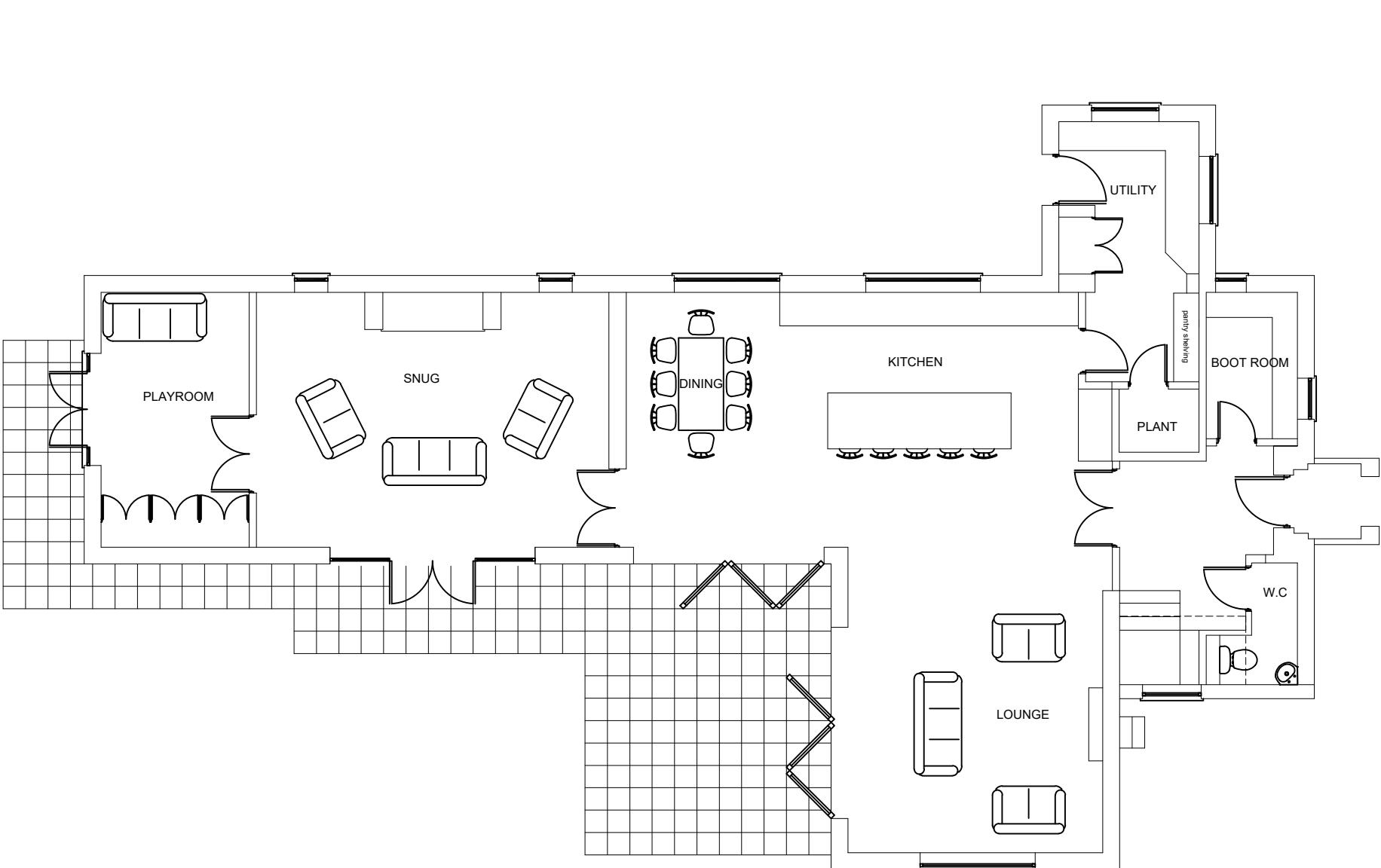


PROPOSED WEST ELEVATION (1:100 @ A1)

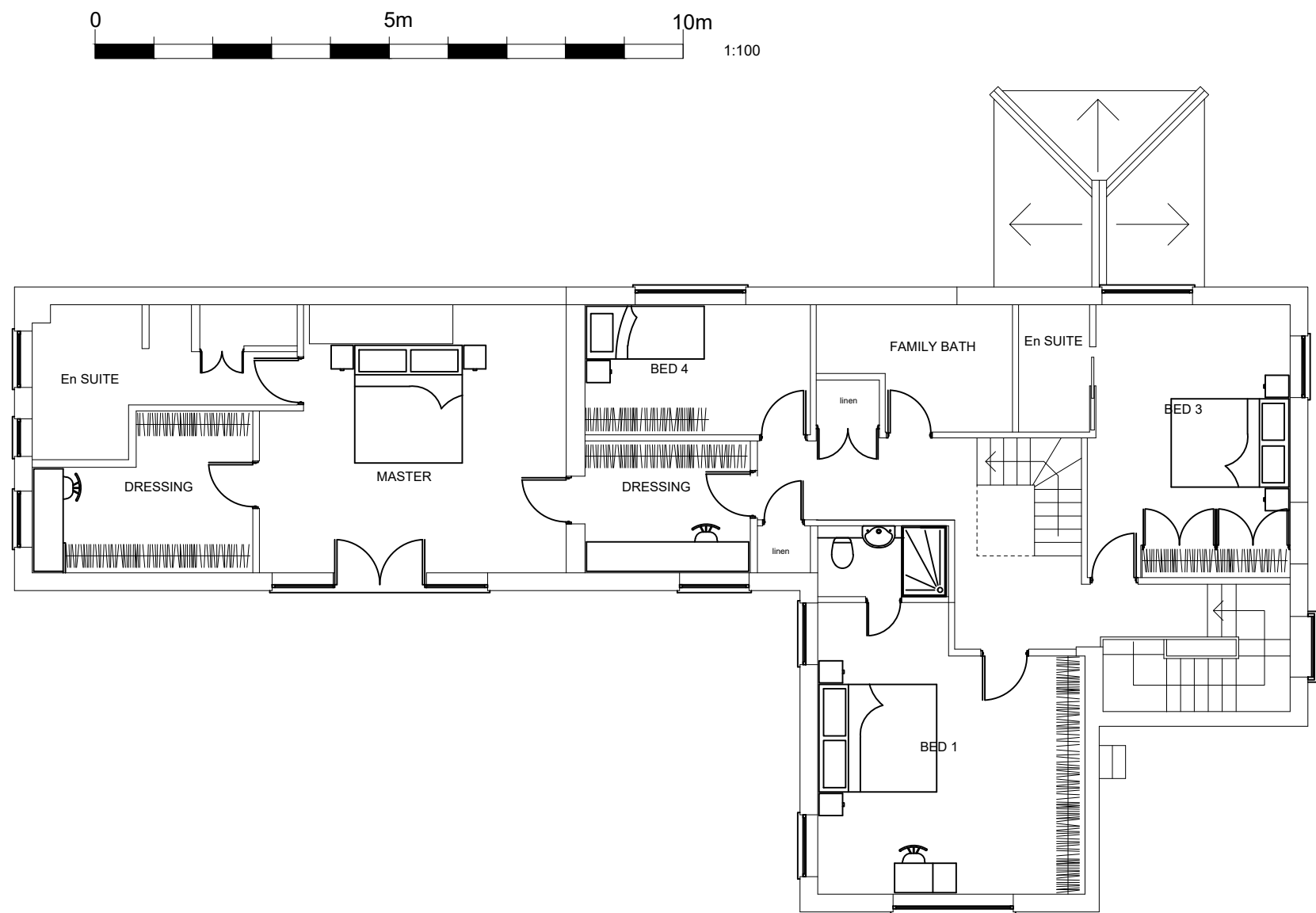
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PROPOSED EAST ELEVATION (1:100 @ A1)

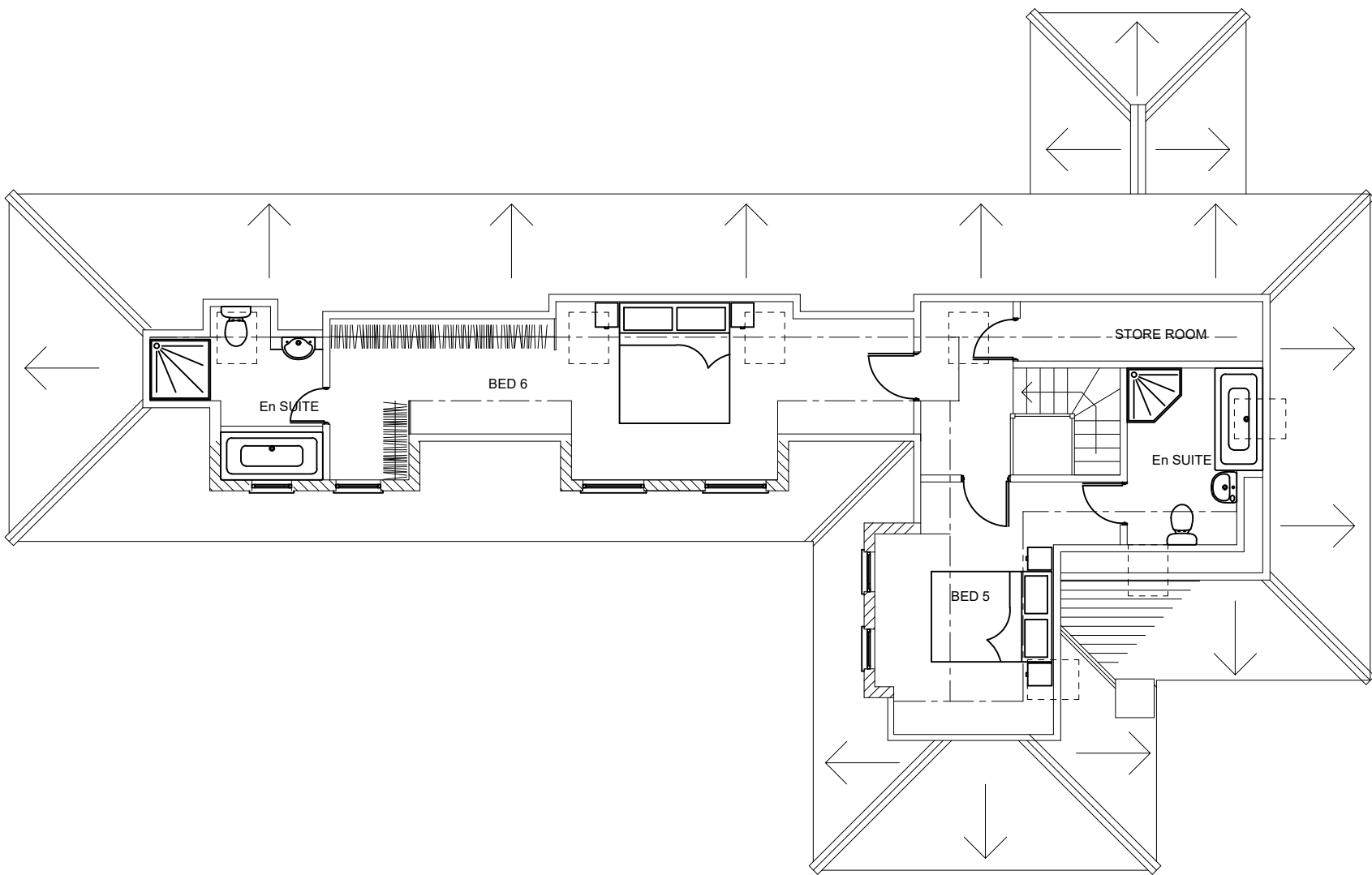
PROPOSED NORTH ELEVATION (1:100 @ A1)



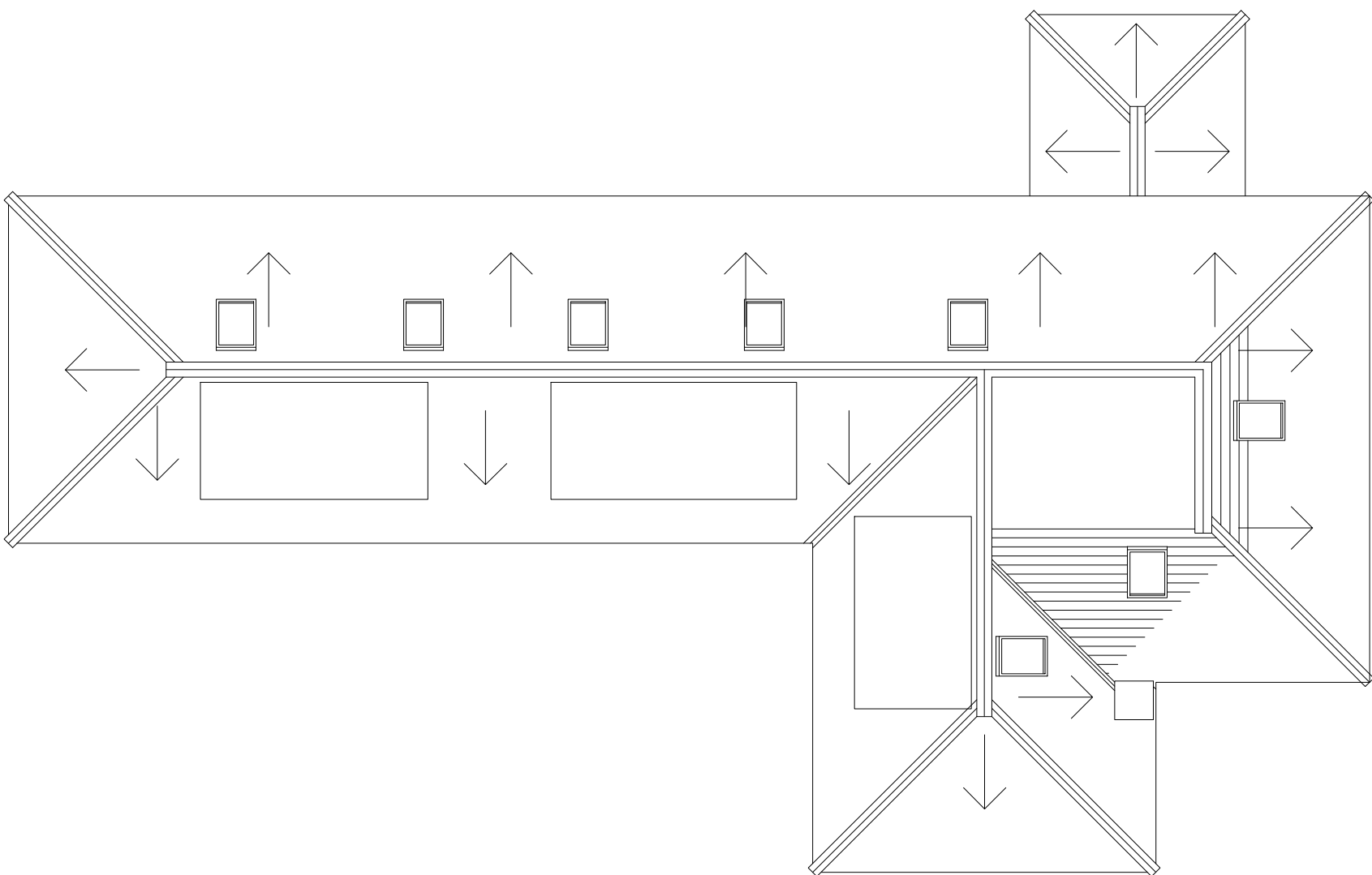
POTENTIAL GROUND FLOOR PLAN (1:100 @ A1)



POTENTIAL FIRST FLOOR PLAN (1:100 @ A1)



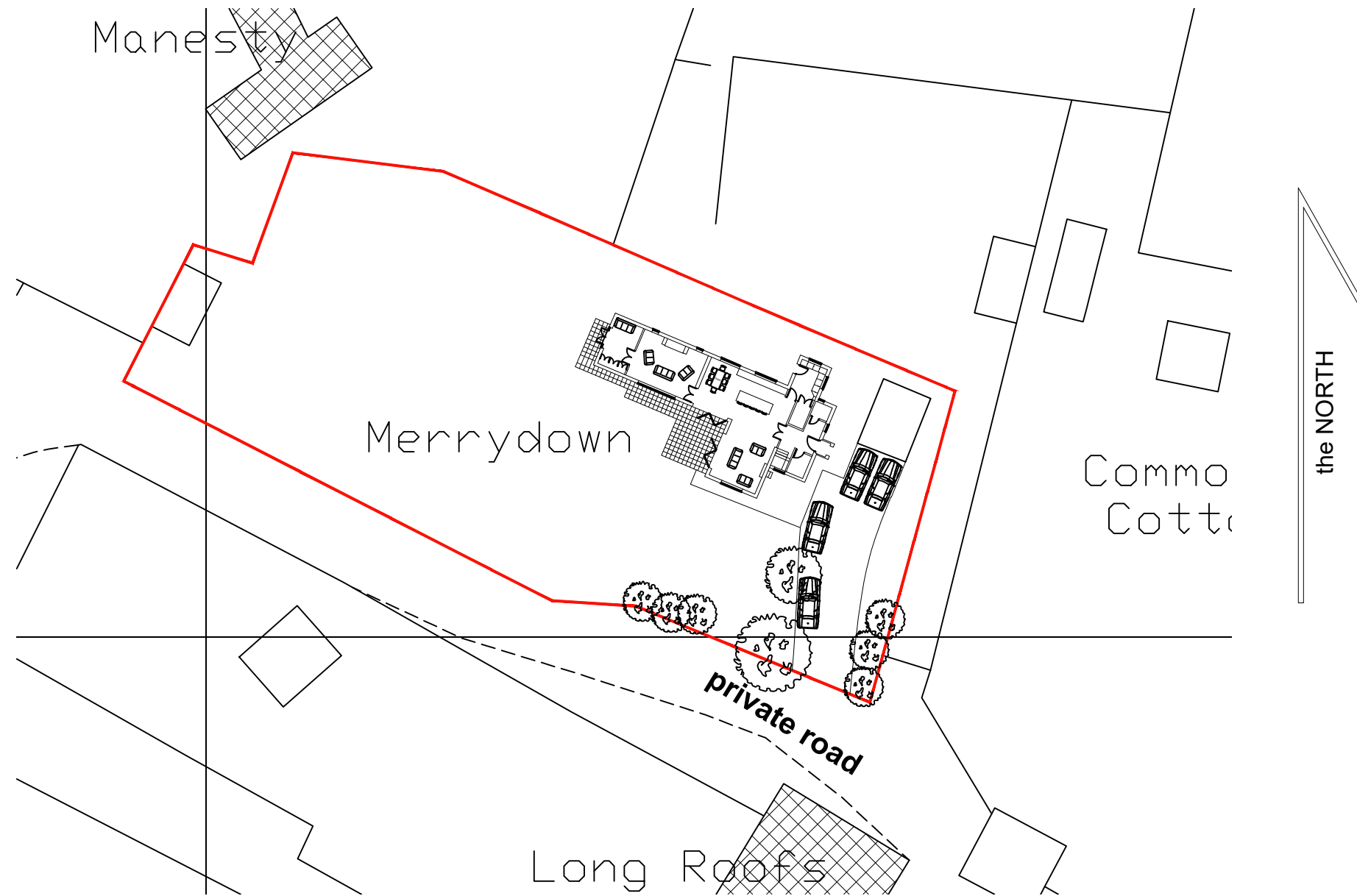
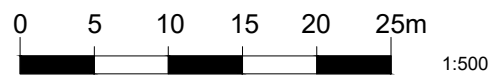
POTENTIAL SECOND FLOOR PLAN (1:100 @ A1)



PROPOSED ROOF PLAN (1:100 @ A1)



KEY	
1.	TILES TO MATCH EXISTING.
2.	SINGLE PLY MEMBRANE ROOF.
3.	UPVC GLAZING.
4.	VELUX ROOFLIGHT.
5.	UPVC RAINWATER GOODS PAINTED FASCIA AND SOFFIT TO MATCH EXISTING.
6.	TILE HANGING TO CORNER.
7.	ALUMINIUM BI FOLD DOOR.
8.	BRICK INFILL TO MATCH.



PROPOSED SITE PLAN (1:500 @ A1)

## PLANNING

date	description	drawn	chckd	rev no

### RLPSurveyors

St Luke's House, 5 Walsworth Road, Hitchin, Herts, SG4 9SP  
Tel 01462 436318 Fax 01462 441391  
email [rlp@rlpsurveyors.co.uk](mailto:rlp@rlpsurveyors.co.uk) www.[www.rlp-surveyors.co.uk](http://www.rlp-surveyors.co.uk)  
RLPSurveyors Ltd

client

Mr and Mrs Harrold

project MERRYDOWN  
COMMONWOOD  
KINGS LANGLEY  
WD4 9BA

title  
PROPOSED

scale drawing no rev

1/100 / 500 / 1250 @A1 2295-SK-115C

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**LOFT CONVERSION TO DWELLING**

**MERRYDOWN**

**QUICKMOOR LANE**

**COMMONWOOD**

**HERTFORDSHIRESHIRE WD4 9BA**

**DESIGN AND ACCESS STATEMENT**

**October 2022**

## **1. Introduction.**

Merrydown is a detached dwelling occupying a large site within Commonwood. The site is approached off Quickmoor Lane, via a private road concealed by a number of mature trees. The house has been previously extended and modified internally. Many of these modifications appear to have been self-designed and built during the 1960s - 70s and of their time resulting in dated and restrictive to modern living solutions. Previous additions included a three story extension with associate dormer structure. The dormer has subsequently been removed (we can see no reason for this, but given the standard of works to other elements of the modifications, it may be due to issues with weathering). The dormer was replaced with a roof light which is still in place supplying limited light to the second floor hobby room.

This application involves reinstatement of the dormer and further extension of the second floor

- a) My name is Jon Tankard and I am a Senior Architect with RLP Surveyors Ltd. I am ARB registered and membership of the RIBA.  
I have been commissioned by Mr and Mrs Harrold, (the resident of the aforementioned property) for the design of permanent access stairs to the existing loft conversion and modifications to the second floor area to include further bedroom spaces.
- b) Modifications to the fenestration to adapt to internal layouts to the ground and first floors.
- c) Create dormer structures to provide better use of space, light and air to the second floor. These structures to be carried out in a previous application style.
- d) The application is for the development is fully within the curtilage of Merrydown, Quickmoor Lane, Commonwood. WD4 9BA.

## **2. Preamble**

- a) This statement has been prepared due to confirm that there is no increase to existing floor area which is a restrictive element due to the building being within the Metropolitan Greenbelt.
- b) We have addressed the required items by examining the buildings location and the character of the general neighbouring area.

## **3. Prevailing Conditions**

Quickmoor Lane is a residential area, within the rural setting of Common Wood. Common Wood is a small hamlet set between the larger villages of Chipperfield and Sarrat. The site is set off Quickmoor Lane, off a private road and the house is not clearly visible from the public highway due to its setting back and dense foliage.

- a) The private road is accessed directly off The Common, in Common Wood. The Common is dominated by the Mock Tudor Building, Common Wood House. The building is a collection of flats set within a building built in what looks historic c. The building is in fact 'pure folly', carries no listing and was extensively rebuilt following a fire in the early 1950s to its current state. The building has a very romantic look within it's setting and carries some fantastic timber and castellated detailing, presenting a 'hammer house of horror' character, dominating the common on which it sits. Other properties such as the application site, are less obvious and lie concealed behind foliage.



A - View north up the Common Road with Quickmoor Lane to the right of the picture. The Tudor Building dominates the landscape with the access to the private road to the application site set to the right hand edge of the wall to the front of the blue car on the right of the common.



B – Despite having the presentation of a huge hall, the building is made up of small houses and apartments.





C – More detailed view of the access off the common to the private road. The property Longroofs lies to the left of the entrance.



D – View off the common into the private road.





E – View off the private road onto the site demonstrating the existing access gate.



F – View north of the common demonstrating a local residential property Commonwood Farm.

- b) The house sits within a well-proportioned garden bordered by mature trees and foliage. The house is detached and has previously been extended to the west as noted in Section 5 and clearly distinguishable on Photo H.

The house is three storey with two standard storeys and the third storey being set within the roof void and one which we have described as a 'Hobby Room'. The room, currently, has no permanent staircase providing access, but the evidence of the large dormer structure would suggest that it once did given the additional scale to the room. The dormer has subsequently been removed as have the stairs during one of the houses further incarnations and the room is now served by a roof light and accessed by a ladder.

The house occupies a large plot which further contains a tarmac tennis court, a patio area, an area of lawn, a gravel drive, a small orchard and an area of home grown produce.

The site is accessed off the north of the private road thru a restricted entrance onto a restricted driveway.



G – View of the southern elevations of the property, the rooflight being visible in the roof.





H – Historic aerial view demonstrating the dormer to the second floor added with the approved extension in 1967.



J – View of the property from the tennis court to the south west.





K – View of the northern elevation, no works will take place on this boundary.

#### 4. Design

- a) Much of the works are to the interior to connect all the previous works to the property into a cohesive home fit for modern standards of living.
- b) Accompanied to this will be the upgrading of the hobby room, reinstatement of the dormer and reinstatement of the access staircase,
- c) In order to make full use of the proposals, the dormer will be repeated on the south and west facing roof slopes, these slopes overlook the garden and tennis courts.
- d) The valleys set between the eastern elevations and demonstrated on photos G and H have proved to be problematic in the past due to leaf retention and leakage, it is proposed that the ridge of the lower eastern element be raised to the existing roof and the enclosed area covered with a crown roof. The face of the enclosure to the south will not protrude beyond the face of the eastern element. It be enclosed within the existing structure.
- e) There are no external extensions bar the dormers and the roof enclosure.

- f) No trees will be removed.
- g) A proposed entrance to the south boundary will be introduced to ease congestion within the site allowing an 'in / out' driveway arrangement. Taken directly off the private road to the south.
- h) All external surfaces will be permeable

## **5. Previous planning to the host dwelling.**

### **Outline application for 1 dwelling.**

Merrydown, Quickmoor Road, Commonwood. WD4 9BA

Ref. No: **W/244/55**

No details but clearly approved

### **Extension.**

Merrydown, Quickmoor Road, Commonwood. WD4 9BA

Ref. No: **W/1935/67**

No details, but clearly as noted in photo H, it is the two storey extension to the west with second floor and associated crown roof dormer.

### **Laundry room.**

Merrydown, Quickmoor Road, Commonwood. WD4 9BA

Ref. No: **8/512/86**

Addition to the rear of the dwelling visible in photo K.

## **5. Limitations Regarding Overall Development.**

### **a) Principle of Policies Affecting Development**

The site is located within a residential area of Commonwood, wherein the principle of providing residential extension, would be accepted in accordance with Policies DM2. Commonwood is predominantly characterised by detached dwellings where each property is of a unique scale and design.

Commonwood sits in a location in which the 'Greenbelt washes over', it identifies itself as a hamlet and houses a public house, but is not of a scale to be noted as a 'village' within the greenbelt and therefore has no distinct boundary.

The 'Extensions to Dwellings in the Green Belt Supplementary Planning Guidance' provided further explanation of the interpretation of the Green Belt policies of the Three Rivers Local Plan 1996-2011. These policies have now been superseded by Policy DM2 of the Development Management Policies document. Nevertheless, the Extensions to Dwellings in the Green Belt Supplementary Planning Guidance provides



useful guidance and paragraph 4.5 of the Development Management Policies document advises that the guidance will be taken into account in the consideration of householder developments in the Green Belt until it is incorporated into the forthcoming Design Supplementary Planning Document.

### SUPPLEMENTARY PLANNING GUIDANCE No.3

#### Extensions to Dwellings In the Green Belt

6. Three Rivers District Local Plan 1996 –2011 (as amended 2001)

The relevant policy is GB6:

“4.27 Extensions to Dwellings in the Green Belt

4.28 The purpose of controlling extensions in the Green Belt is to protect its openness from built development and to avoid proposals which would be visually intrusive. Extensions of scale or character which would cause undue prominence in the landscape will be resisted, as will a series of extensions which incrementally lead to such an intrusion. Extensions should not be disproportionate in size compared to the original dwelling. Proposals will therefore be assessed on a case by case basis taking into account the relationship of a house to its setting and to other nearby houses.

4.28 In circumstances such as an isolated dwelling in a prominent position, it may well be appropriate to restrict extensions to a very small size or indeed completely prohibit them.

4.30 Where there is a ribbon of houses in the Green Belt extensions will be carefully controlled to ensure that a proliferation of small extensions do not close the gaps between houses and thus create a closely packed line of development.

#### GB.6 EXTENSIONS TO DWELLINGS IN THE GREEN BELT

In order to preserve the openness of the Green Belt, the Council will not permit extensions to dwellings that are disproportionate in size (individually or cumulatively) to the original dwelling. The Council will also take into account the dwelling's proximity and relationship to other buildings, and whether it is already, or would become, prominent in the landscape.”

#### b) Impact on Residential Amenity

General policies within the Local plan which allow residential extension, whilst in turn protecting the amenity of neighbouring residents, items such as :-

- Overlooking.
- Overbearing development.
- Loss of light / overshadowing.

## **Solution**

Drawing 2293 SK115 demonstrates how we have addressed these restrictions. In summary the solution is:

- We are utilizing existing space within the roof currently used as a Hobby Room with secondary access arrangements.
- The roof space will form two further bedrooms.  
The rooms will be enhanced with dormers as seen on the previous roof resolution, the photos demonstrate that the dormers act in a positive way to enhance the overall building. The proposed dormers would be proportionate in scale to the previously approved and built scheme as noted in photo H and as such, the proposed dormers would not result in disproportionate additions to the original building or make the building appear materially more prominent within the landscape than the original dwelling. The insertion of two dormers to the rear and side roofslope would not result in any demonstrable harm to the visual amenities of the area in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
- The enclosed roof structure within the existing envelope will avoid the current issue of blockages and add further floor space with no apparent roof increase when views from off site.

All land and alterations will be carried out or reinstated to the character of the area before the works are finished.

## **7. Access**

The access will remain from the Private driveway, but will be enhanced with a second access to the same style of the existing with a similar timber gate.

The proposed ground floor will be constructed to all the requirements of Part M of the building regulations and all doors will have level thresholds throughout to allow easy movement across the threshold for all users and to all areas of the ground floor. The external lobby will also benefit people with mobility difficulties or parents with young children.



## **8. Sustainability**

As there is no demolition the house cannot re-use existing materials however where tiles and timbers are removed these will be utilized elsewhere on the project. However, we propose to 'get the basics right' by creating a sealed loft void through robust details and utilizing reflective roof insulation will avoid summer overheating which is a process we as a practice are keen to progress as we advance towards a warmer climate.

All elements of the extended and refurbished building shell will benefit high levels of insulation. The resulting internal circulation spaces have been further improved by naturally lighting these areas through sky lights to avoid overuse of 'travel lighting'.

The client is keen to exploit the rich availability of local materials in realizing this project thus reducing the Carbon Footprint of the building construction.

Orientation of the building and location of living areas, maintains the majority of glazing onto the southern side and less to the North thus maximizing natural light and winter heat gains whilst avoiding unnecessary heat loss.

The proposal does not look to create further surface area than is already drained so surface water is not an issue, the gravel drive and further permeable exterior surfacing, will avoid surface water run off.

## **9. Conclusion**

The new proposal has been carried out with the full inclusion of the client owner occupiers.

In the report we have confirmed that the proposed structure will not detract or be out of keeping with the site, the host building or the localized rural density, that a solution for parking is already in place and that an ecologically sound design maximizes the reduction in carbon footprint.

As such it is recommended to Three Rivers Council for approval.



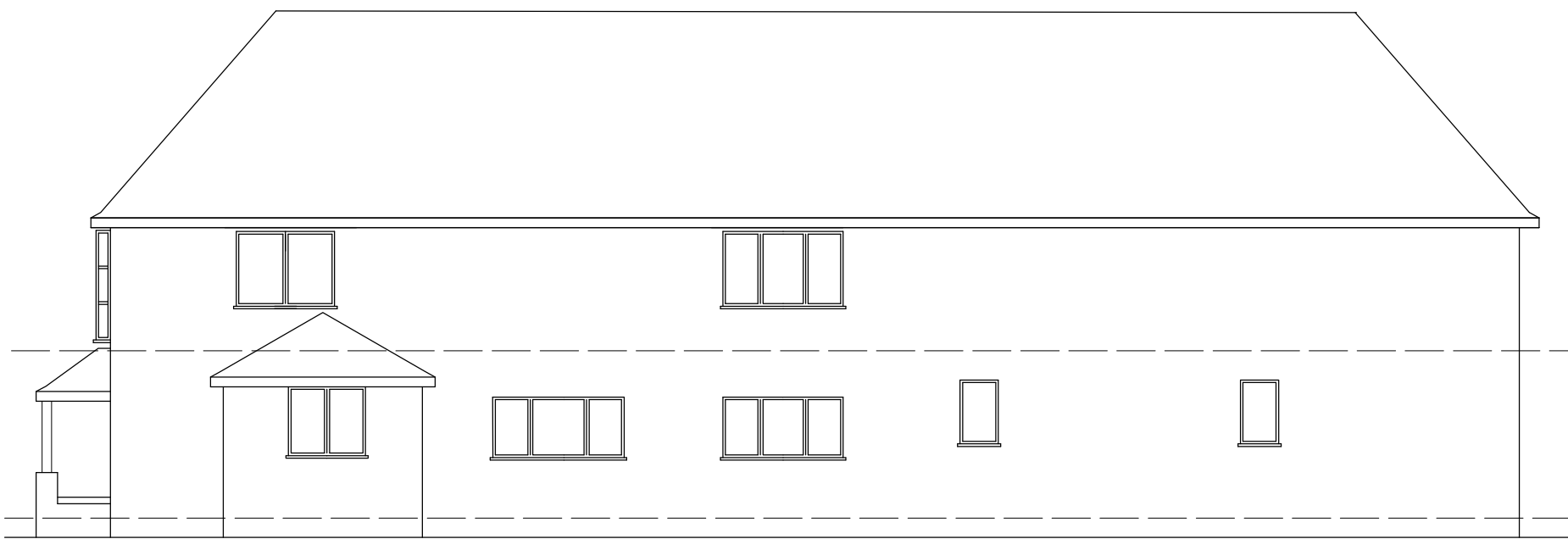
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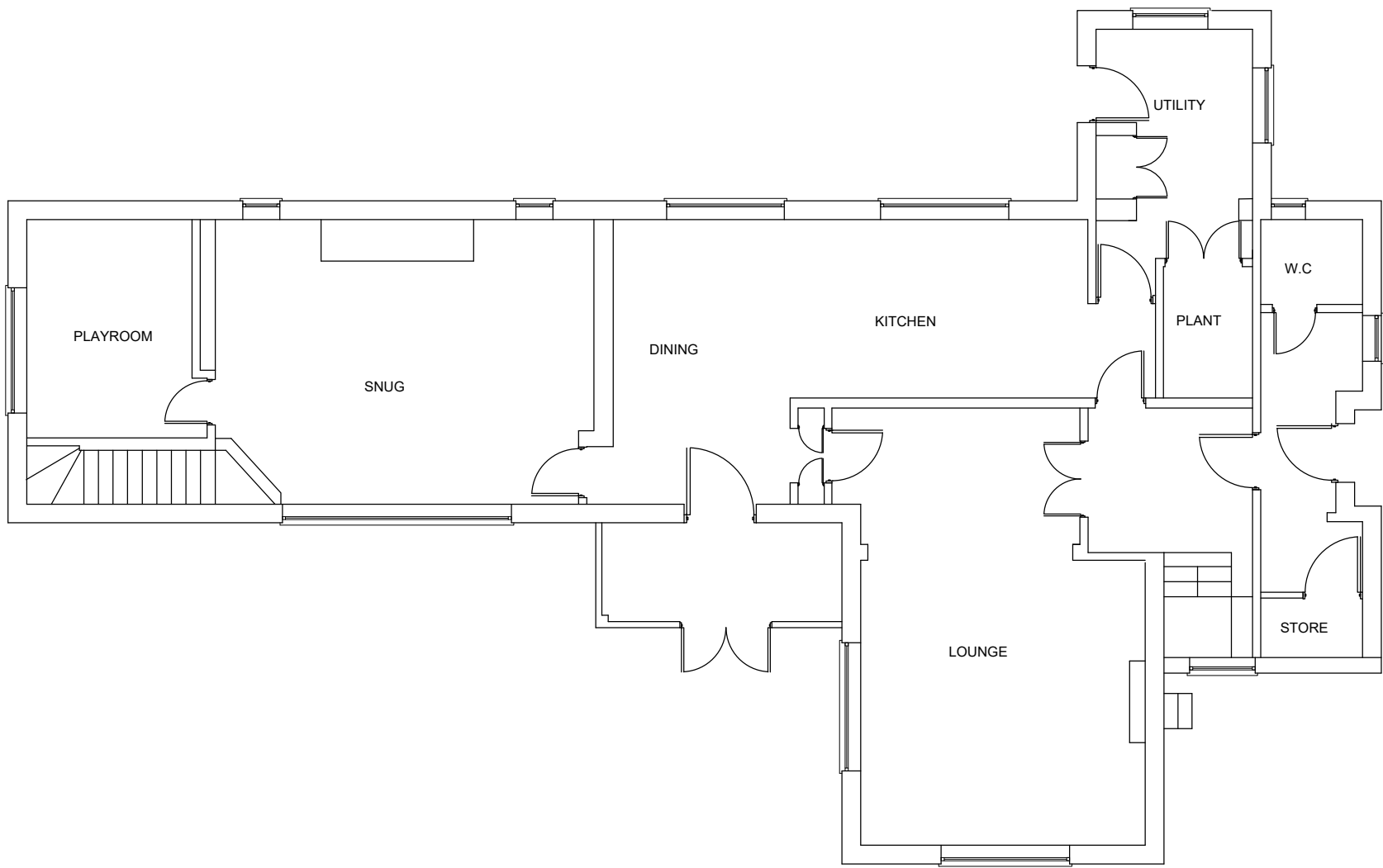
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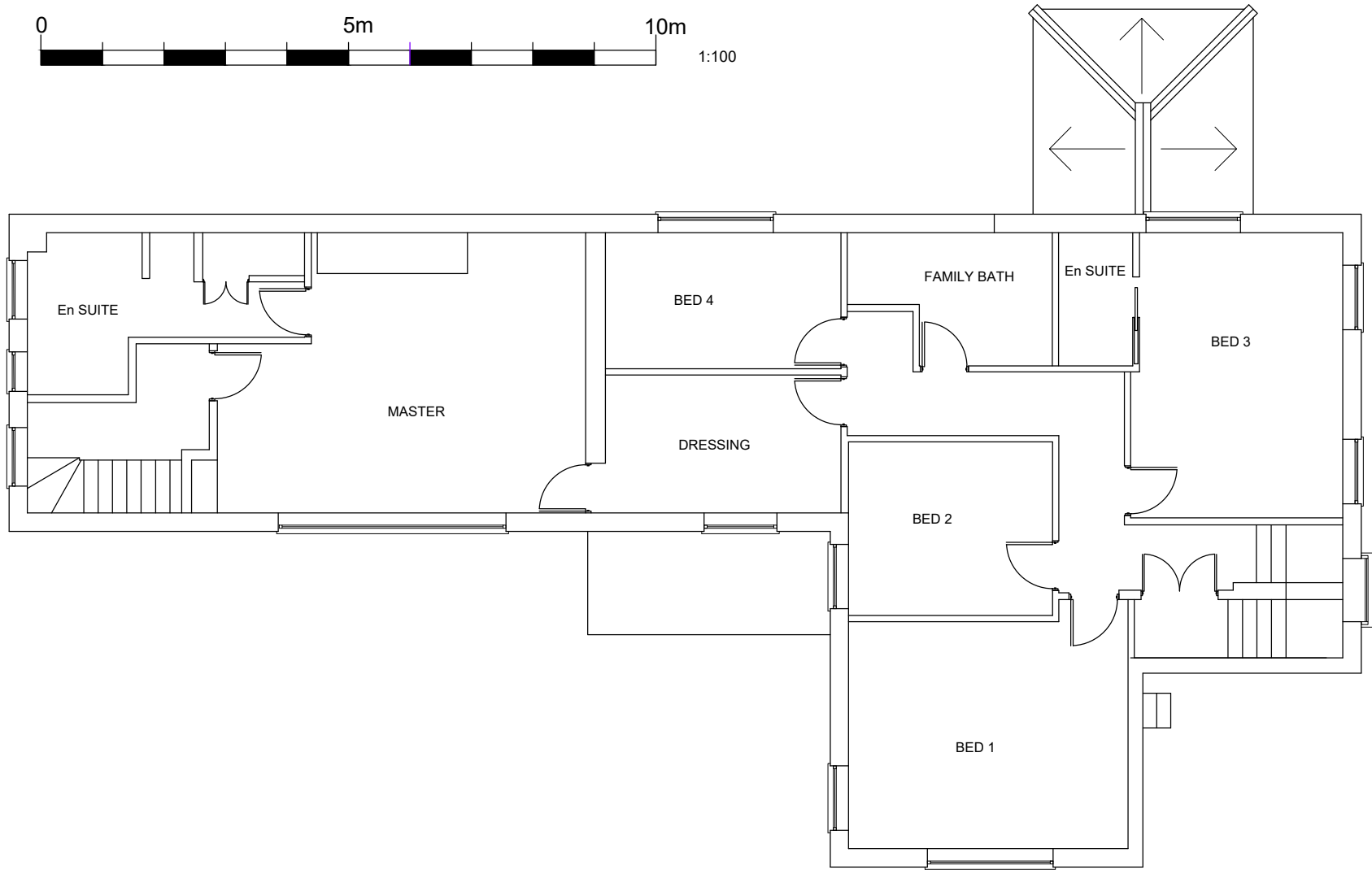
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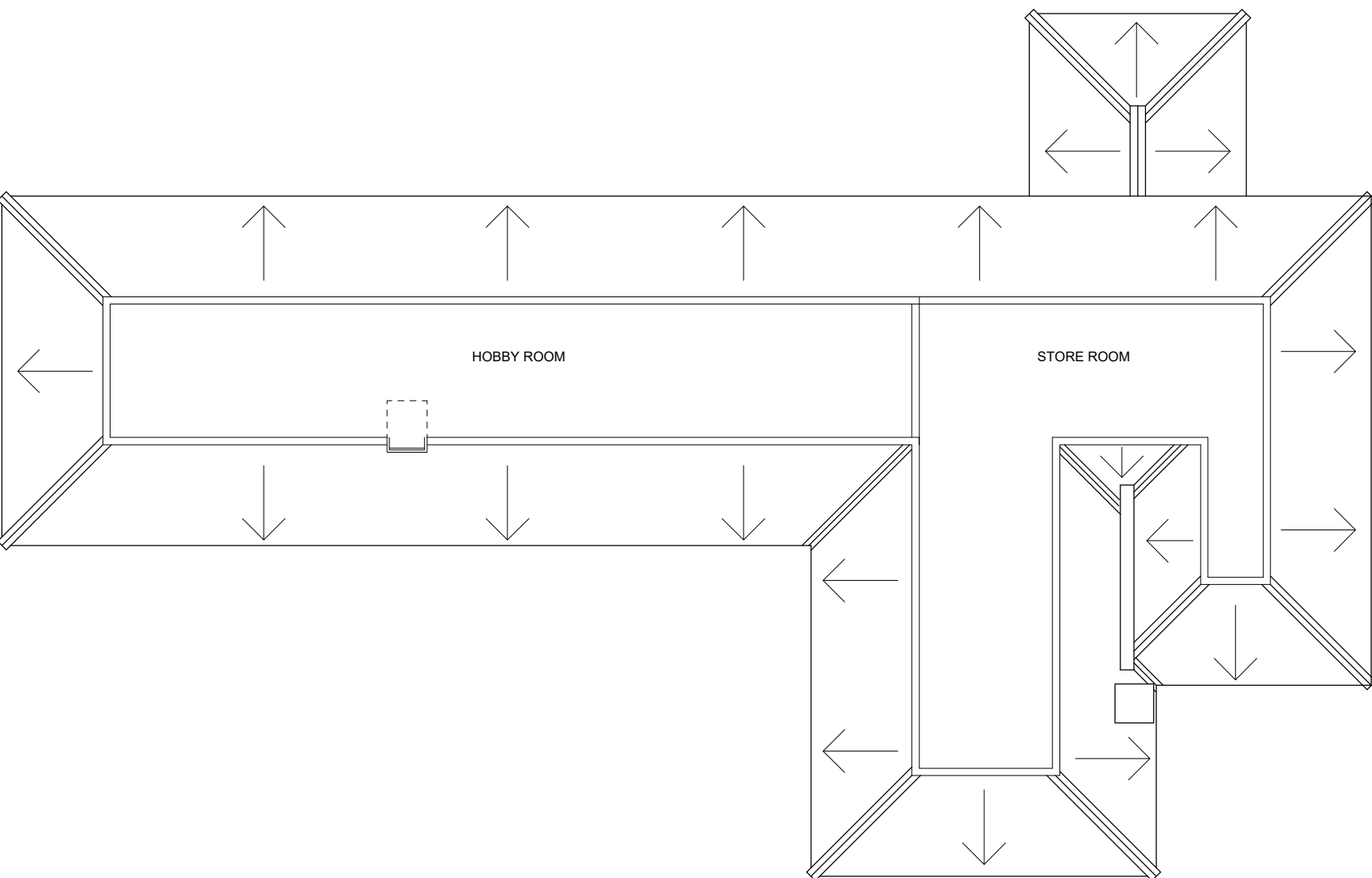
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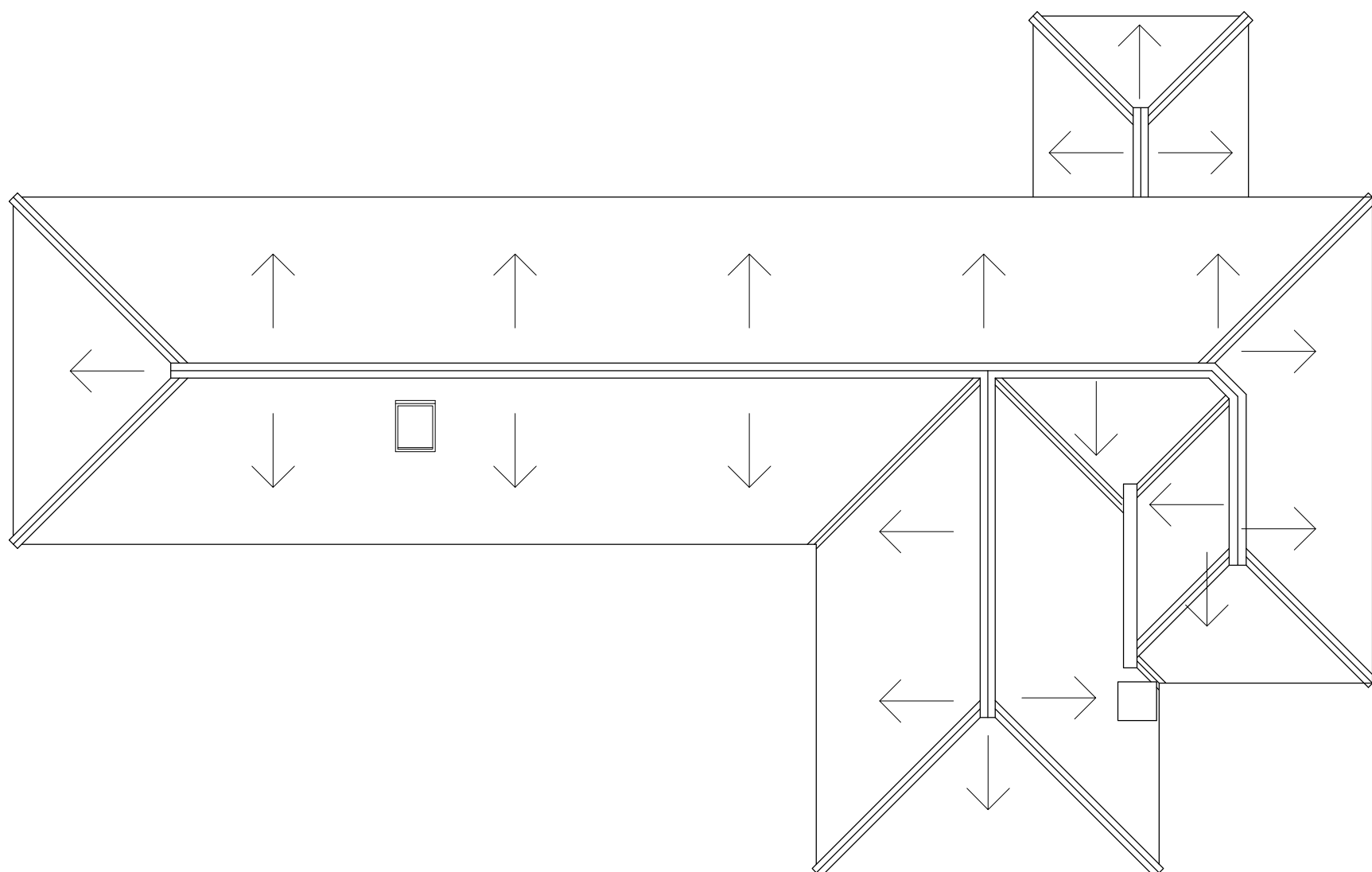
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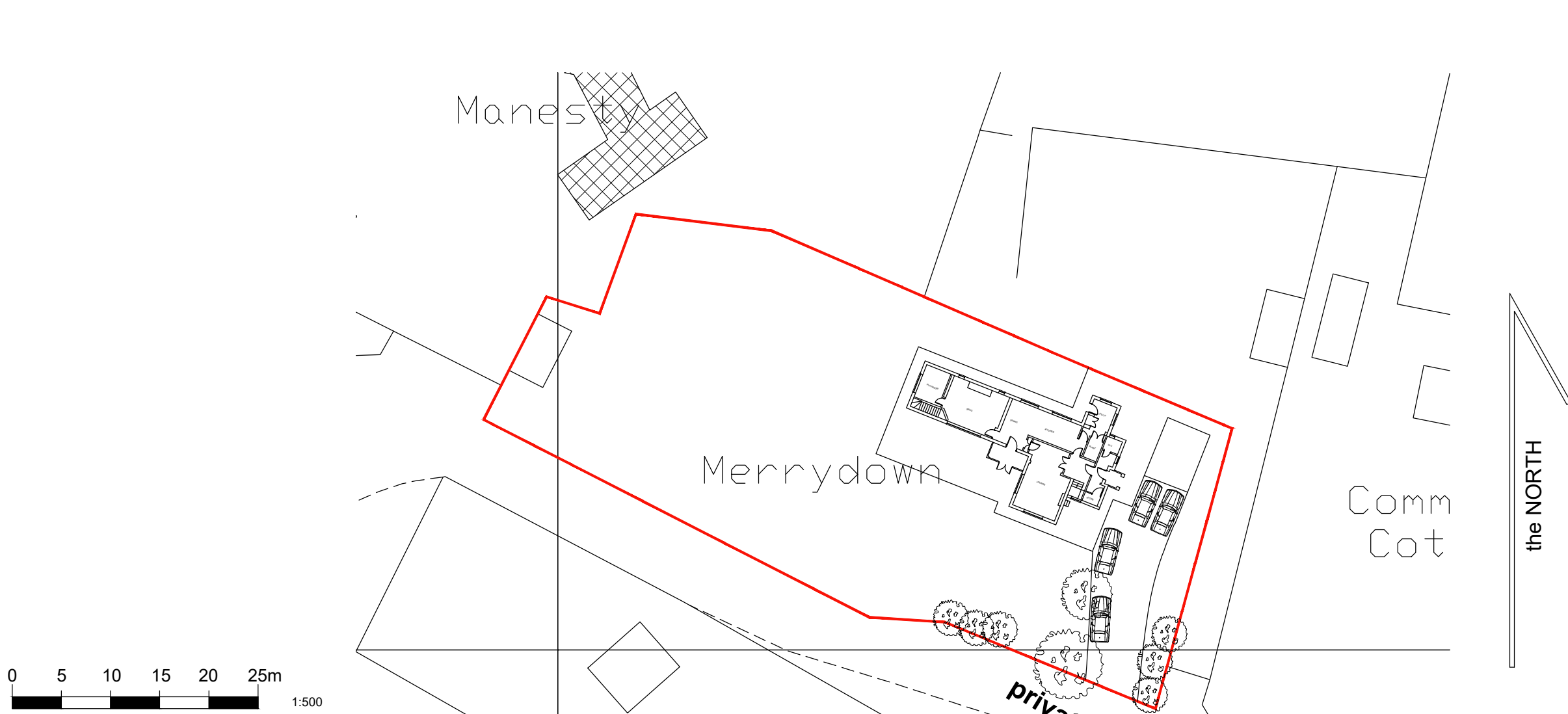
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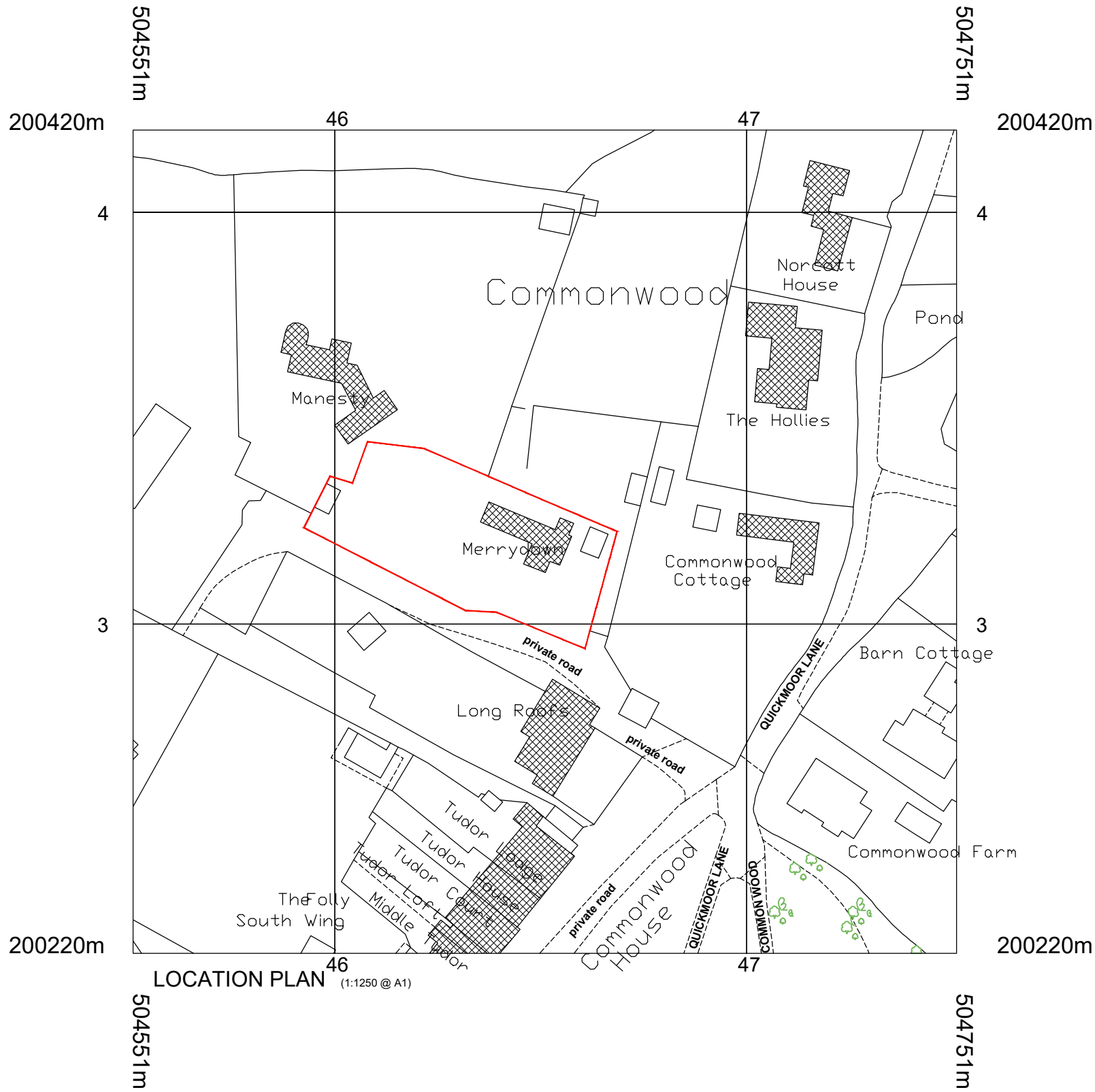
EXISTING SECOND FLOOR PLAN (1:100 @ A1)



EXISTING ROOF PLAN (1:100 @ A1)



EXISTING SITE PLAN (1:500 @ A1)



LOCATION PLAN (1:1250 @ A1)

## PLANNING

date	description	drawn	chckd	rev no
31/10/2022	Roads neighbouring houses and parking confirmed	JWT		A

**RLPSurveyors**  
St Luke's House, 5 Walsworth Road, Hitchin, Herts, SG4 9SP  
Tel 01462 436316 Fax 01462 441391  
email rlp@rlpsurveyors.co.uk www.rlpsurveyors.co.uk  
RLPSurveyors Ltd

client Mr and Mrs Harrold

project MERRYDOWN  
COMMONWOOD  
KINGS LANGLEY  
WD4 9BA

title EXISTING

scale 1/100 / 500 / 1250 @A1 drawing no 2295-SK-100A rev

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