



Design and Access Statement

128-130 Aviation Avenue, Hatfield, AL10 9UE

April 2012

PLANNING DEPARTMENT
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Local Authority: Welwyn Hatfield Borough Council

Date: April 2012

Site Address: 128-130 Aviation Avenue, Hatfield, AL10 9UE

Client: Mr D Shah

Agent: Construct 360 Ltd, 13 Oakdale Ave, Kenton, Harrow, HA3 0UJ

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the Conversion of the Garage into a Habitable Room and the replacement of French doors on the front elevation to a window.

Existing Context

The Site and Surrounding Context

The application site is located on 128 & 130 Aviation Avenue which is a new estate comprising of single family dwellings and self-contained flats.

The existing property is a three storey building comprising of 8 bedrooms. The property benefits from a large rear garden and off street parking bays.

The site area of both properties is 483m² including the front and rear gardens.

The existing front garden has space for four off street vehicle parking spaces and also includes a bin collection area shared with neighbouring properties.

The Proposal

Our proposal is to convert the existing garage into a habitable room for both 128 & 130 Aviation Avenue. In order to achieve this we are proposing to install a new window on the side elevation. As we are not intending to remove the garage door, this new window will provide natural light to enter this room.

We also propose to change the ground floor French doors to the bedroom into a window for safety reasons. As the bedroom is on the front elevation and on the ground floor, it is not practical and is unsafe to have a French doors as the only source of light and fresh air for this room. It is therefore our intention to replace the doors with a more conventional window. This will still allow natural light to enter but most importantly a fan light window can be opened without compromising on security.

We propose to use White UPVC windows that will match the existing.

Access

Access the properties will remain as existing. A main door from the side will be retained as the only main entrance.

Conclusion

We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process, and creates an imaginative response to this site.

Research has shown that there are many factors, other than size that influence choice of housing such as affordability, proximity to friends and relations, a good quality environment and access to public transport.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.