



# STUDIO C ARCHITECTS

**2014-78-P 1**

## **DESIGN AND ACCESS STATEMENT FOR SINGLE STOREY SIDE EXTENSION TO 181 PARKWAY, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 7NW**

### **1.0 Introduction:**

This report relates to the proposal to replace the existing outbuildings and covered side passage at the private dwelling house 181 Parkway, Welwyn Garden City, Hertfordshire AL8 7NW with a single storey extension.

This report is to be read in conjunction with the detailed drawings prepared in support of the scheme and submitted to the local authority as part of the Planning Permission application.

### **2.0 Context:**

The privately owned dwelling known as 181 Parkway is an end of terrace two storey home located to the southern end of Parkway near to the junction with Stanborough Road. The property is situated within a designated conservation area and on a prominent road known to house some of the earliest examples of domestic architecture in Welwyn Garden City, as well as some prominent churches and neo-Georgian homes including designs by Louis de Soissons.

The street scene is very typical of garden city design, whereby the properties are set back from the road behind wide tree lined green verges. At this southern end of Parkway the tree lined verge becomes a simple wide grassed verge, as the tree planting ceases from the roundabout junction with Rooks Hill and Turmore Dale.

### **3.0 Site:**

The site lies to the south of Welwyn Garden City town centre along Parkway. The front elevation of the existing end of terrace property faces south west. The property benefits from a detached single storey garage and some external store buildings located to the northern side of the property behind a link attached brick façade parapet wall with apertures into the garage and leading into the rear garden.

The property site area is 307.8m<sup>2</sup>, with the existing house footprint occupying 52m<sup>2</sup> and the garage and external stores occupying a further 23m<sup>2</sup>. The garage and external store buildings whilst separate from the main house have the appearance from the street/ front of the property as being an attached single storey extension, since the front parapet wall of the garage continues until it meets with the side of the house, and some of the area immediately outside the stores and Kitchen external doorway are located under the flat roof covering which extends from the garage.

### **4.0 Proposal:**

The proposal; to which this application is concerned, is to provide a single storey side extension which replaces the existing external store buildings and which allows for part of the existing garage to be widened. The new extension will provide 15m<sup>2</sup> of additional living space which will allow the existing kitchen to be enlarged and the provision of an internal ground floor WC. In addition the laundry facilities; washing machine and tumble drier that are currently located within the external store to the rear of the garage space can be brought into the main dwelling house.

The additional width to the garage will also be a valuable addition to the property since it will allow easier access into and from the parked car.

In total the built form on the site following development will equate to 88m<sup>2</sup> which is 28.5% of the overall site area.

### 5.0 Design:

The design of the proposed extension pays particular regard to the features of the existing building and its setting within the conservation area along one of the most prominent roads leading into the town centre. The principal elevation proposes a visual appearance echoing and reflecting the existing built form that it is replacing, since the new accommodation will be located behind a parapet wall constructed of matching brick and with concrete parapet capping detail to match existing.

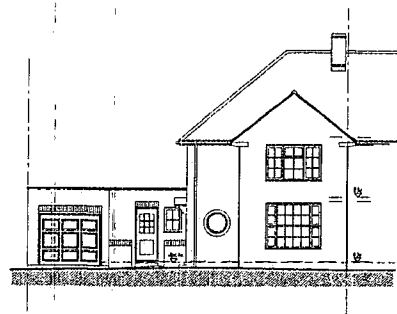
In order to retain the existing appearance the new roof proposed will continue to be flat roof construction rather than pitched such that it remains invisible from the high way behind the parapet brick wall façade. Access into both the widened garage and extended kitchen are proposed plus a small window into the new kitchen area.

At the rear of the property the new extension does project beyond the rear wall of the property but only by 790mm, thus retaining the majority of the existing garden amenity space but allowing the provision of an internal ground floor WC.

The design is sympathetic in terms of scale, height, proportion, form and material in relation to the building itself and those adjacent, and proposes a solution that is in keeping with the appearance of the conservation area within which it resides. The principal construction materials will be brick to match the module, texture, colour and size of the existing dwelling house. Windows and doors shall be chosen to match the style of existing whilst allowing for good daylight to penetrate the house.



Existing principal elevation facing onto Parkway



Proposed principal elevation facing onto Parkway

### 6.0 Accessibility:

Proposed extension do not impact on the accessibility of the property. Vehicular and pedestrian access into and from 181 Parkway shall continue uninterrupted.

## **7.0 Summary:**

The proposed extension is a modest ground floor side extension which blends very well with the existing and adjacent properties. The existing façade is replicated in the new development and has no detrimental impact upon the street scene.

We have shown that the proposed extension is in a location which has no impact upon the street scene or conservation area within which the property resides, which sits comfortably against the existing house replicating the characteristics of the neighbourhood and local properties.

The proposed extension has no impact upon the neighbouring properties since all new accommodation proposed is set inside the existing garage and the only windows proposed do not overlook any neighbouring properties nor external private amenity space.

## **Reference Material/ Sources:**

Welwyn Hatfield Borough Council: WELWYN GARDEN CITY CONSERVATION AREA APPRAISAL – Sept 2007 (00972/P.Policy/June08)