

4678

175 PARKWAY, WELWYN GARDEN CITY, HERTS

DESIGN STATEMENT

The following statement will show how and why the proposed garden room design has been carefully considered and designed to be in keeping with its surroundings and that Planning should be Granted.

The Site

The site lies approximately 0.85 km South of Welwyn Garden City town centre and faces East to West back to front and is in the Conservation area.

175 Parkway is a mid terraced house in a road of very different house styles.

There are many within this area, which have single storey and two storey rear, side and front extensions and outbuildings.

Our property has been extended previously to the rear with a single storey extension.

These proposals for this garden room are crucial to allow the current owner to continue running her business from home and to keep continuity for her clients.

The area of the site is approx 100m² (0.01ha or 0.025 acres).

175 Parkway and its surrounding area, is predominantly made up of terraced and semi detached houses which are single family dwellings.

Assessment

Due to the sites good width (13.5m) and its rear garden depth of 10.3m , it allows excellent amenity space around it, therefore it is more than capable of taking the garden room building.

The overall floor space of the garden room is 28sqm and it is a single storey building which has little or no affect on nearby neighbours.

Involvement

We have NOT involved the Planning Department at the Pre application stage

Evaluation

The following key issues have been considered at all times during this design stage:

1. The impact of the proposed extension on adjoining neighbours – the garden room has no impact on either neighbour.
2. The design of the original house is traditional and we do not want to compete with it. It was agreed with the client to design a building which has minimal impact and which does not compete with the main house. So a simple, modern and very clean design was agreed and this is what we have applied for.

Design

Our proposed garden room is a single storey one only, with a mono pitch flat roof, with its lowest height nearest the rear neighbour so that it has minimal impact.

This proposal is subservient and does not try to compete with the original design of the area.

When compared with the existing and surrounding properties, it separates itself cleanly and without standing out.

This causes no impact with regards amenity or overshadowing on the neighbours.

We have shown the proposed building away from adjoining boundaries and when combined with the surrounding area, we have a building which has no impact on neighbouring properties, sits very comfortably and almost innocuously within the garden of the existing house and area.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.