



## DESIGN AND ACCESS STATEMENT

- 49 MULBERRY MEAD -  
49, Mulberry Mead  
Hatfield - AL10 9EH

**April 2021**

*Prepared by*

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## 1.0 INTRODUCTION



### 1.1 SUMMARY

This Design and Access Statement has been produced by USL Architects. The Application relates to the creation of a first-floor extension, loft conversion, garage extension and infill of the porch..

The site is currently in use for residential purposes.

The proposed scheme seeks to retain the character of the existing building and the area.

The purpose of this document is to provide further information relating to the design, accessibility and massing of the proposed scheme.

This statement should be read in conjunction with other material submitted including:

- Planning Application form
- Application drawings

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## 1.2 DESIGN TEAM

### CLIENT

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### ARCHITECTS

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## 2.0 PART 1 – ARCHITECTURAL CONTEXT

### 2.1 SITE LOCATION



The site is surrounded by detached, semi-detached and terraced houses.

### 2.2 LAND CONTEXT

The property is a 3-bedroom semi-detached house set within the residential suburb of Garden Village, Eastern London in the Welwyn Hatfield Borough.

The neighbourhood is characterised by semi-detached and detached houses. Most of its direct surroundings are two storey dwellings with rear extensions.

The house benefits of a rear and front garden.

The dwelling and its curtilage are currently in residential use as a single occupation family

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dwelling (C3 use)

The proposal seeks to provide well-integrated first floor extension, including a new access to the loft to create an additional bedroom and study room for the family. These extensions are going to re-shape the house to provide larger common spaces to the family with a direct view and access to the garden through the new living space.

### 3.0 PART 2 – OUTLINE PLANNING APPLICATION – ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

This section of the statement aims to summarise the analysis undertaken in the design policy documents relative to the new design.

#### 3.1 DESIGN GUIDANCE

- MASSING:

The proposal seeks to preserve the character of the house and stay within the proportion of its surroundings with the creation of ground floor extensions in front of the house by enlarging the entrance as per other dwellings in the area. A new window will be created to allow natural light entering the building, which is, through the current configuration, dark.

The garage will be extended at the front and the rear to provide more communal space for the new family kitchen and laundry; therefore, a new fence will be created at the rear of the garden to permit accessing the property.

The first floor will be altered to allow the bedrooms to comply with the minimum space standards and the creation of window in the new bedroom located on the side of the building.

A new access will be created to access the loft which will be converted to be habitable with new velux and window at the rear and a new dormer at the front.

Given the relationship of the proposed extension to the neighbouring properties, including their orientation, the proposal will not have a detrimental effect on the existing streetscape.

The size and height of the proposed extensions are made to be sensitively integrated to create a harmonious extension while keeping the original shape of the house.

Given the relationship of the proposed new extension to the boundaries and side elevations of the neighbouring properties, including their orientation, the proposal will not have a detrimental effect on the existing streetscape.

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**- LANDSCAPING – GARDEN SPACE:**

The new proposal seeks to retain the existing landscaping at the front and rear of the house, with minor aesthetic modification only.

The front of the house will keep within its character with the surrounding area and respects design guidance and policies.

The surrounding properties and the site are characterised by well-established hedging, walls and railings.

**- DAYLIGHT – SUNLIGHT – OVERSHADOWING**

As a detached house, the extension is comfortably sited to avoid any overshadowing onto the neighbouring properties.

The new proposal does not enlarge the existing width of the house and the distance between houses will remain as the original.

The new extension seeks to be designed in relation to adjoining properties, so the proposal does not result in an overbearing appearance to neighbours.

Sliding windows will be integrated on the rear of the house to provide natural light in the new communal spaces including a roof light.

All living spaces are oriented to have natural light and ventilation.

### **3.2 PARKING AND PUBLIC TRANSPORT**

There are no external changes, and no effect on parking, refuse provision or similar matters.

## 4.0 PART 3 – DESIGN PROPOSAL

### 4.1 DESIGN STRATEGY

- MATERIALS:

The new extensions aim to be designed in relation to adjoining properties, so the proposal does not result in an overbearing appearance to neighbours.

Window will be integrated at the rear to provide natural light without overlooking at the neighbour's properties.

All materials will match the existing with bricks and double-glazed windows and roof tiles carefully designed.