



DESIGN AND ACCESS STATEMENT

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

February 2021

Prepared by

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DESIGN STATEMENT PROJECT: 49, Mulberry Mead – Hatfield – AL10 9EH

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1.0 INTRODUCTION



1.1 SUMMARY

This Design and Access Statement has been produced by USL Architects.

The Application relates the creation of a single storey rear extension.

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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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 dwelling (C3 use)

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The proposal seeks to provide well-integrated rear extension which is going to re-shape the ground floor 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 a ground floor rear extension of 6 metres.

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 rear extension is made to be sensitively integrated to create a harmonious extension while keeping the original shape of the house.

The rear extension will be 3 m wide and it will not exceed 3m height. Consequently, there will be no impact on the neighbouring.

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.

- 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 remain the character with the surrounding area.

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

- DAYLIGHT – SUNLIGHT – OVERSHADOWING

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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 on the ground floor without overlooking at the neighbour's properties.

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