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**Design and Access Statement incorporating Justification Statement for  
proposed single storey rear extensions to :**

**Dwelling and garage at: 22,Rooks Hill,Welwyn Garden City,Herts.AL8 6ET.**

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**Design and Access Statement for proposed single storey rear extensions to :  
Dwelling and garage at: 22,Rooks Hill,Welwyn Garden City,Herts.AL8 6ET.**

**Introduction.**

Number 22,Rooks Hill is a semi-detached two storey house with associated detached single garage designed and constructed during the inter-war period (ie.1930's) and is of a similar architectural appearance to other semi-detached houses forming this established housing estate.

The proposal, which forms the basis of this planning application seeks to obtain statutory consent for a single storey flat roofed rear extension set perpendicular from the existing rear elevation wall serving kitchen and dining rooms looking out onto patio and garden area.A modest single storey rear garage extension is also intended to replace the present sub-standard timber shed located at the bottom of the rear garden. This design and access statement seeks to explain how the site's characteristics and context have enabled the formation of the submitted extensions design and planning solutions.

**Design.**

Use : The existing buildings are used for residential planning class C3 designation with ancillary garage,open driveway parking and private garden amenity space. The proposed single storey rear dwelling extension seeks to create a suitably larger floor area provision to that which currently exists,thus enabling an appropriate modern day standard of open plan kitchen and dining layout to be created which will ultimately benefit other parts of the internal ground floor living space arrangements.

Amount : The proposed dwelling single storey rear extension will create near on 22 sq m. gross area,providing approximately 18 sq m. net usable floor area.The garage rear extension which is to replace the current garden shed will create an additional 4.25 sq.m gross floor area.These areas are considered to retain the current balanced building to garden amenity plot ratio.

Layout : The open plan nature of the proposed ground floor extensions offers the applicants an opportunity to create a pleasant and naturally flowing interior which will enhance the somewhat presently small kitchen and living areas,whilst the enlargement of the present garage which is of sufficient size only to accommodate a medium sized motor vehicle,will enable the applicants facility for secure storage of bicycles and garden equipment whilst allowing for the removal of the present timber shed. This will in turn compensate for some of the rear garden space to be utilised for the construction of intended dwelling single storey rear extension.Other than the enlargement and rearranging of the ground floor room areas,the internal dwelling layout is to remain as originally designed.

Scale : The scale of the extensions is considered to reflect similarity to those dwellings which have likewise been extended in the Rooks Hill area (To name a few,numbers 1 and 20).The scale and bulk of the intended dwelling extension,is considered to be of similar horizontal projection and vertical height to those neighbourhood extensions.Likewise the proposed continuation extension to rear of existing garage.The proposed extensions are also considered not to impact on the enjoyment,daylight and private amenity of neighbouring properties,given their subserviant scale,form and mass.

**Appearance :** The appearance of the extensions take into consideration the prevailing character of the 'as built' environment set within the established Conservation Area. As a result, the dwelling rear extension reflects similar design correlation with the present flat roofed garage and other neighbourhood flat roofed rear extensions, notably those at no.1 and 20, Rooks Hill. In order to protect neighbours and applicants amenity privacy, no fenestration will be incorporated in brickwork side elevations, however provision will be made for fenestration viewing out onto rear garden area, without altering the present status quo. The extensions will be constructed from facing brickwork to match dwelling and garage. Flat roof covering material will be concealed at ground floor level by a crisp 'parapet' line junction formed between the vertical brickwork and horizontal planes. Fenestration and external doors will be of similar glazing proportions and appearance to those of existing window components.

**Sustainable consideration :** The extension will maximise passive solar gain through the orientation and design of windows and doors. The 'full' height nature of the doors will during the summer months benefit cooling, whilst well manufactured double glazed units and their associated weathering and draught seals will conserve heat loss during the winter months. A water butt could if required be fitted to the extended garage rear elevation, enabling the recycling of rain water, otherwise the intended hard-standing areas will be formed using pervious block paving systems, all to match existing in colour and texture.

**Access.**

All existing site access arrangements are to remain as presently enjoyed. The proposal does not interfere with external rear garden locked gated access arrangements, whilst continuing to provide suitable rear garden open air storage facilities for wheelie bins in particular.

Internal inclusive access will remain as existing with the extension finished floor level marrying through with existing dwelling.

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**Justification Statement.**

Number 22, Rooks Hill is an inter-war (1930's) semi-detached two storey dwelling which was originally designed and built to prevailing living standards at the time. Unfortunately, the current ground floor kitchen, dining and living areas are deemed by the occupiers to be comparatively modest in terms of usable floor space which in turn restricts their full enjoyment of the dwelling. Therefore, planning and WGC estate management consent is required to modestly extend the rear of the dwelling with the creation of a single storey rear extension, all of which have been designed to be keeping with the appearance and setting of the dwelling plus its associated garage. Similar extensions have been built by nearby residents for similar reasons and benefit.