

**DESIGN AND ACCESS STATEMENT**

for **Erection of rear single-storey extension and associated works.**

at **25 Rooks Hill, Welwyn Garden City, Hertfordshire AL8 6EU**

for **Mr & Mrs Lyness**

by **Michael Hessey BA(Hons) DipArch MPhil (Planning) RIBA**

Ref: 5509 DAS

of **CLARKE & WHALEN ARCHITECTS LTD**

April 2021

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**BACKGROUND**

The application site is 25 Rooks Hill, Welwyn Garden City, which is a two storey semi detached house.

**PROPOSAL**

Mr and Mrs Lyness wish to extend, alter, and modernise their home as described below:

Erection of rear single-storey extension with roof lights in order to create extended Family/kitchen area with Utility and associated works.

**Biodiversity:**

Improving the biodiversity of the site is important to Mr & Mrs Lyness. Once the building work has finished they will be maintaining a well-kept garden area for themselves and family. The proposal develops land that is currently hardstanding thus limits the impact on the bio-diversity of the existing garden.

**Trees and Hedges:**

No trees or hedgerows are being removed as part of this application.

**Sustainability and Energy Efficiency:**

The proposed extension will be constructed with sustainable materials as much as possible and will be insulated beyond the requirements of the latest Building Regulations and also feature new and thermally efficient windows and the roof will be insulated to beyond the requirements of the latest Building Regulations.

**Water Conservation:**

New water fittings will use the latest technology for water efficiency.

The house and extension will be fitted with rainwater butts for watering the garden.

**CONCLUSION**

In summary we believe that Mr & Mrs Lyness sympathetic intentions to extend their home can only benefit the overall design and layout of the existing property and also the wider area as a whole.