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16 WALDEN ROAD, WELWYN GARDEN CITY, HERTS

DESIGN STATEMENT

The following statement will show how and why the proposed extensions and alterations, have been carefully considered and designed to be in keeping with its surroundings and that Planning Permission should be Granted.

The Site

The site lies approximately ¼ mile North of Welwyn Garden City town centre and faces S to N back to front and is in the Conservation area.

16 Walden Road is a semi-detached house in a road of similar styled houses.

There are many within the surrounding area, which have single storey and two storey side and rear extensions and loft conversions and most have shared timber style garages between them, with shared drives.

No 16 has NOT been extended before.

The proposal, is to build a part single and part two storey rear extension, a single storey side extension, together with a Velux loft conversion. It is proposed to install solar panels to the rear elevation and to the sides of the first floor extended element. Associated rear garden patio and steps, are also included.

The existing house is in good order, but this proposal will bring the house up to modern day living standards, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 580m² (0.058ha or 0.14 acres).

The existing house and garage footprint occupies 96m² or 16.5% of the whole site.

Walden Road and its surrounding area, is predominantly made up of detached and semi-detached houses which are single family dwellings.

Assessment

Due to the sites good width (10.4m) and its rear garden depth of 34.4m , it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

Involvement

We have not involved the Planning Department pre application.

The proposal increases the current house footprint by an additional 33 square metres or 5.7% of whole site additional coverage.

Evaluation

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

1. The impact of the proposed extension on adjoining neighbours – the extension has no impact on any neighbour.
2. The proposal is in keeping with many extensions we have designed in the past, which have been approved.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house.

Design

Our proposed extension is a part single and part two storey rear one, with single storey side projection and lofty conversion.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

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

We have shown the proposed to match existing materials and architectural features and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

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.