

5753

16 BROCKSWOOD LANE, WELWYN GARDEN CITY, HERTS

DESIGN STATEMENT – extension and first floor roof dormer

The following statement will show how and why the proposed extension and first floor roof 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 600m North West of Welwyn Garden City town centre and faces N to S back to front and is in the Conservation area.

16 Brockswood Lane is a mid terraced house in a road of similar styled houses and sits backing on to the old disused railway line .

There are many properties within the surrounding area, which have single storey and two storey side and rear extensions.

No 16 has been extended with a single storey rear extension.

This extension and roof alterations are being carried out to facilitate modern, larger and more user friendly living facilities for the growing family and which will include a new utility room and open plan kitchen/family area, together with a larger first floor rear bedroom and bathroom.

The existing house is in good order, but these extensions will provide much needed future ease of access and accommodation, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 452m² (0.0452ha or 0.11 acres).

The existing house footprint occupies 91m² or 20% of the whole site.

16 Brockswood Lane and its surrounding area, is predominantly made up of terraced and semi-detached houses which are single family dwellings.

Assessment

Due to the sites good building width (9.8m) and its rear garden depth of 29.1m, it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

The single storey extension is wholly in line with standard sizes in the conservation area, whilst the first floor extension, is a continuation of the original rear dormer, reflecting its design exactly, with a stepped pattern to replicate two separate dormers.

Involvement

We have not involved the Planning Department.

The proposal increases the current house and extension footprint by 8.4 sqm, or 1.8% of total site area.

Evaluation

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

1. The impact of the proposed extensions on adjoining neighbours – the extensions have no impact on any neighbour.
2. The extensions are in keeping with many extensions built nearby and that 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, render, flat roof and windows/doors.

Design

Our proposed extension is to facilitate easier access and living accommodation for the modern family.

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 proposals to match what is similar in the local area 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.

The overall increase in original floor space is small, which when compared to other large developments in the area, compares very favourably.

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.