

5811

35 SHERRARDS PARK ROAD, WGC, HERTS

DESIGN STATEMENT

The following statement will show how and why the proposed alterations to the existing garage roof, have been carefully considered and designed to be in keeping with its surroundings.

The Site

The site lies to the North of Welwyn Garden City town centre and faces NW to SE (front to back) and is in the Conservation area.

It is a detached, two-storey house, which was extended with a single storey rear extension.

There is a complete mixture of different property types and styles, along this road and in the area generally, of which they are mainly single family detached dwellings, which have been largely extended.

The area of the site is 675m² (0.068ha or 0.17 acres). The existing house footprint including extension, occupies 141m² or 21% of the whole site, with the remaining being all front and rear gardens.

The new proposal will increase its footprint, by 9 square metres, or 1.33% of whole site area.

Assessment

The site is more than capable of taking an alteration of the size shown.

The space around the property, allows for the alteration as shown, without loss of privacy to any neighbours or intrusion in the street scene.

The design of this proposal, is such that it reflects the character and style of the conservation area in terms of materials and design.

Involvement

We have not involved the planning dept.

Evaluation

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

1. The impact of the proposed alteration on adjoining neighbours – no impact due to the orientation of the property
2. the extension will be constructed using materials to match similar projects nearby

Design

Our proposal is a garage roof alteration which when compared with the existing and surrounding properties, 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.

The proposal is sub servient to the main dwelling.

The proposals will benefit the property, which lies within the conservation area, being of good design, materials and adding character and we believe, should be granted Planning Permission.