

**5898**

**30 SHERRARDS PARK ROAD, WGC, HERTS**

## **DESIGN STATEMENT**

The following statement will show how and why the proposed alterations to the existing garage roof and rear fenestration, 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 (back to front) 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 929m<sup>2</sup> (0.093ha or 0.23 acres). The existing house footprint including extension, occupies 138m<sup>2</sup> or 14.8% of the whole site, with the remaining being all front and rear gardens.

The proposal will NOT increase its footprint.

### **Proposal**

Our proposal is to raise the existing garage perimeter parapet wall, by approx. 450mm, to enable the garage to be comfortably converted.

We are also adding two small rooflight and two larger roof lanterns, in to the flat roof area, together with replacing doors and windows at the rear, with sliding ones.

### **Assessment**

The site is more than capable of taking alterations of the type shown.

The space around the property, allows for the alterations 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 alterations on adjoining neighbours – no impact due to the orientation of the property.
2. the extended garage parapet walls, will be constructed using materials to match the existing dwelling.

## **Design**

Our proposal is a garage roof alteration, addition of rooflights and rear sliding doors, 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 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.