WELWYN HATFIELD
PLANNING
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AT294-03

Design and Access Statement

Proposed part two storey and part single storey rear extension to 1 Reddings, Welwyn Garden City, Herts, AL8 7LA

10th June 2010

1.0 Introduction:

1.1 This design and access statement accompanies a planning application submitted to Welwyn Hatfield District Council that seeks approval for a part two storey and part single storey rear extension.

2.0 Assessment of existing site:

The application site is located in the Conservation Area of Welwyn Garden City.

The Conservation Area includes many large detached houses on generous plots with mature trees and landscaping.

The plot benefits from a large rear garden which includes some mature specimen trees and mixed mature hedgerows including 3 Oak trees.

To the East and South of the site is a public footpath. The North of the site fronts the road and the West boundary is fenced and shared with No3 Reddings.

3.0 Involvement / Consultation

Two schemes were submitted to Welwyn Hatfield Council and a letter received dated 25th March 2010 from Ms Sarah Mountford. The client then had further discussion/negotiations with Ms Mountford and the proposals reflect the outcome of these discussion.

4.0 Evaluation

The dwelling is a 3 bedroom two storey house built of facing brick with a pitched tiled roof. There is a single storey flat roof garage to the side with additional storage.

The client wishes to extend the house to the rear with a part two storey and part single storey extension in order to remodel the ground floor layout and to provide an additional bedroom at first floor level.

The client also wishes to extend the garage to provide further internal space.

There are 3 mature Oak trees situated along the boundary with the footpath.

5.0 Design

The proposal is for a part two storey and part single storey rear extension with a gable to match the existing feature gables at the front and rear of the property. The extension would continue at ground floor level with a flat roof behind a parapet wall.

The two small garage extensions would also have a flat roof with a parapet wall.

The proposed rear extension would make use of a redundant patio area whilst not impacting on the rear garden.

The flat roof extension to the garage is hidden behind a parapet wall which ensures that the proposal can not be seen from the road although the two storey element would be visible from the public footpath.

The walls will be facing bricks to match the existing house with all brick detailing on the existing house would be repeated. The roof will be tiled to match the existing roof and at ground floor level a flat felt roof will be hidden behind a brick parapet wall.

The windows and doors would match the existing property.

6.0 Landscaping

The existing Oak trees adjacent to the proposal would need to be protected during construction of the proposed extension and the foundations would be designed with hand dug trial holes and piles positioned so not to affect the tree roots.

The piles would have a ground beam on top which would mean a minimal 150mm dig into the topsoil and the extension floor would be suspended to further minimise the impact on the roots of the Oak tree.

There are no proposals for any additional landscaping.

7.0 Access

The proposals do not have any negative effect on the disability access for the dwelling.