"VINE CROSS COTTAGE" 48 BRIDGE ROAD,
WELWYN GARDEN CITY. HERTS AL8 6UR

WELWYN HATFIELD
PLANNING
OFFICE COPY
11 JAN 2011
No: 2010/3473

DESIGN & ACCESS STATEMENT

EXISTING PREMISES & SITE

The property is a semi-detached house in an area of the Garden City with an extremely large garden where a number of extensions and other works have already recently been approved and constructed
Planning Permission was Granted on the 08 July 1999 reference N6/0397/99/FP for the construction of a second floor extension above the existing kitchen to the above property.
Estate Management Approval was Granted on the 08 July 1999 reference WE/0184/99 and Building Regulation Approval was Granted on the 20 August 1999 reference 99/0621.
The work was commenced and completed shortly after the Approvals having been granted.

DESIGN PROPOSALS

Following the original extension the owner's family have now reached adulthood and although the bedrooms, living space and kitchen space are considered adequate there is a shortage of space to enable the family to dine together.
The brief was to provide a ground floor dining area as an extension to the kitchen area and in a position to be visually shielded from the occupants of the Council owned property at no. 50 Bridge Road by the existing conservatory
The proposed rear extension is not visible from the frontage of Bridge Road and will have no impact on the appearance of this part of the Garden City.
The existing plans and elevations of the property are illustrated on drawings 959/02 and 05 and shown on the photograph below.

REAR OF PROPERTY INDICATING AREA FOR NEW EXTENSION

The proposed plans and elevations to provide this accommodation are accommodated in a room measuring 4.22m x 2.54m internally and are illustrated on drawings 959/03 and 04
All external materials, including windows and distinctive glazing, are to match the existing property.
There is no alteration to the parking and access arrangements from Bridge Road. A site plan to 1:1250 scale and a block plan to 1:500 scale are included in the application for Planning Permission and Estate Management Approval.

Roger Carter Architects
10 January 2011