



## **Design Statement, 42 Brockwood Lane, Welwyn Garden City, AL8 7BG.**

This statement sets out to explain the proposed development for the above project

### **Existing Context**

Brockwood Lane is located in the Welwyn Garden City Conservation Area. No 42 is a semi-detached, two storey house and is typical of its type with white finished render and a cement tile hipped roof. The property has received a part single part double storey extension (N6/2001/0383/FP) and garage conversion (W6/2006/0240/EM)

The front garden comprises of two off street car-parking spaces and landscaping, whilst the side shared with No 44 leads to a third parking space and converted garage. To the rear is a paved patio area and garden.

### **The Proposed Works**

The principal intention behind the proposed scheme is to connect the converted garage with the main house by extending it towards the front and introducing a single storey glass extension (orangery) to the rear of the property.

It is the intention that the extension should read as an integral part of the existing property but still retaining a subservient character to the original. In order to do this we have incorporated a number of existing features where appropriate. These will include:

- The matching of new render finish to the existing finish for all external walls
- New opening formed in front elevation will match existing directly to both the form and proportion.
- Pitched roof to front in keeping with the original aesthetic
- All detailed design to front and side relate to the original dwelling
- Glass elements (roof and rear elevation) to minimize impact to the original dwelling

# Mohns & Sanders

19/7/12

This is an extension that has been designed in accordance with the recommendations of Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan and Planning Policy Statement 5.

## **Conclusion**

We are of the opinion that this proposal sets out to meet the requirements for this type of extension / orangery within the local planning context. We have set out to eliminate any aspects that would cause unacceptable harm to the surrounding area or diminish the current amenity enjoyed by surrounding neighbours. The proposed extension will add considerable flexibility to the current arrangement and at the same time provides the required additional area in a manner that respects and compliments the existing building.