

PLANNING
DEPARTMENT
CITY OF BOSTON

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35 SHERRARDS PARK ROAD

DESIGN AND ACCESS STATEMENT
AMA Design 2012

This design and access statement forms part of the planning application for the conversion of a loft space into living accommodation at 35 Sherrards Park Road.

The statement is required as the property falls within the Conservation Area of Welwyn Garden City.

DESIGN STATEMENT

The Proposal involves the conversion of an existing loft space into usable living accommodation.

As show on the drawings submitted as part of the application it is proposed that a new bedroom & ensuite bathroom are created within the existing loft space, accessed via a new staircase which is located above the existing staircase for the property.

By positioning the new stair over the existing stair, the design remains loyal to the original layout for the property. The new stair matches the existing stair in size, design & proportion, thus providing clear and legible circulation throughout the dwelling house.

In order to meet headroom requirements to comply with the Building Regulations, a new dormer window is required over the new stair case.

This has been designed to minimise the external visual impact of the window whilst providing comfortable and well proportioned circulation internally.

This new window is also positioned in line with windows on the first and ground floor of the property to provide visual symmetry in keeping with the aesthetics of the original house.

The proposed external materials of the dormer window – lead flat roof & cheeks & white painted timber window – are in keeping with other dormer windows already installed in the vicinity of the property; in keeping with the existing established aesthetic of the streetscape.



Dormer windows in adjacent properties

It is proposed that this window has clear glazing, to maximise the daylight into this circulation space & avoid the use of artificial light. This issue was raised with the duty planner at a pre-application meeting on 11.07.12, and was not considered contentious as this is not a habitable room.

In addition to the dormer window it is proposed that 2 small windows are positioned on the gable end of the property; these are designed to match the proportions of the panes of adjacent windows, providing daylight and views into the accommodation.

These windows are also proposed to have clear glazing as they overlook the street and therefore do not affect the privacy of neighbouring properties.

ACCESS STATEMENT

Ample car parking is provided for a 5 bedroom house through 2 driveway spaces and a further space in the internal garage making a total of 3 spaces.

As the proposals involve the second floor of the property, the new accommodation will be accessed via a new staircase from the first floor. This new staircase is designed to match the existing stair, replicating the existing access arrangement to the first floor.

SUSTAINABILITY & BIODIVERSITY STATEMENT

As identified within the biodiversity checklist, the house is located close to Sherrards Park, an SSSI.

It is anticipated that the proposal will have no impact on the environmental quality of this important site, as the new accommodation is to be located within an existing building, with the only external alteration being a modest dormer window.

Care will be taken to minimise noise and disruption during construction to ensure that there are no impacts on the surrounding area; with the majority of building work being undertaken from the interior of the property.

The existing house is in an excellent state of repair, with recently refurbished windows and external woodwork; as such it is unlikely to provide any shelter for birds or bats.

The refurbished loft space is designed with high levels of thermal insulation & as such will significantly improve the energy efficiency of the existing house.

ESTATE MANAGEMENT POLICY LETTER OF JUSTIFICATION

As identified within the design statement above, the proposal is fully in accordance with the Welwyn Garden City Estate Management Scheme Area Policy EMI – Extensions and Alterations.

Care has been taken to respect and enhance the original character of the house; through the specification of windows and materials in keeping with the house and its vicinity.

Care has also been taken in the sizing detailing and location of windows to maintain privacy, whilst making the most of natural day-lighting to the new accommodation.