

Design & Access Statement

15 Sherrards Park Road
Welwyn Garden City
Hertfordshire
AL8 7JW

2012/2165



Context

The site is located close to the town center in a small cul de sac. It is a detached family home on a good sized plot.

Use

The proposal is to replace the current conservatory with a more permanent extension creating a breakfast room attached to the kitchen. The current external coal sheds will also become part of the internal foot print of the property.

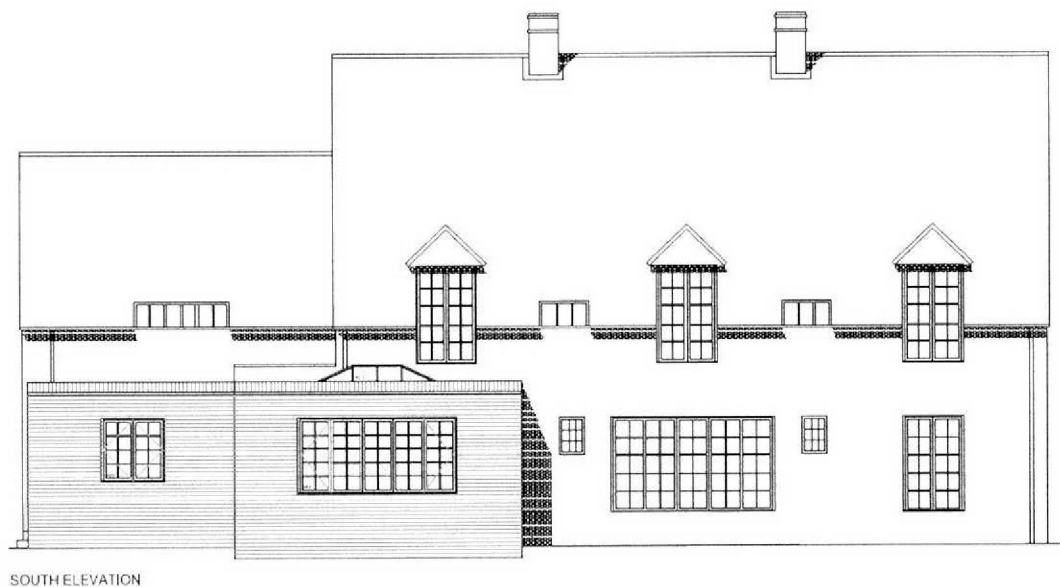
Amount

The existing floor area of the property measures 222sqm and the additional useable floor space created by the extension and incorporation of the two stores is 27sqm.

Appearance

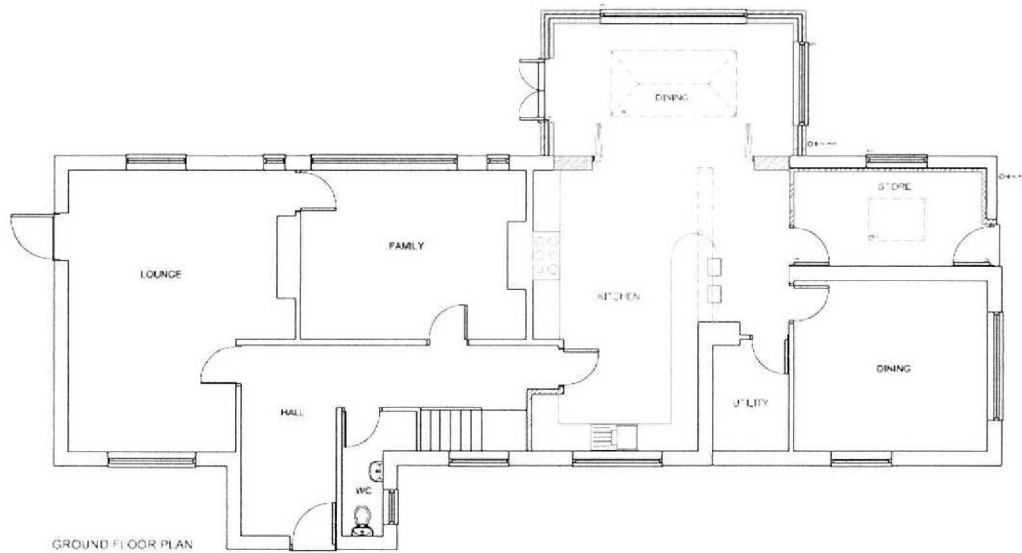
It is intended that the new roof will be flat in accordance with the Welwyn Garden City management scheme guidelines.

The proposal has been carefully designed to complement the style of the property. The extensions location and it being single story with a flat roof also means it has no impact on neighboring properties.



Layout

The proposed extension will create new access through an internal store and breakfast room.



Conclusion

The design of the extension has taken in to account the Welwyn Garden City management schemes design guidelines and we feel it complements the original design of the property and surrounding area.